



Flat 3/2, 1 Rosebery Terrace, Oatlands, Glasgow, G5 0AS

Bright & Beautifully Presented, Two Bedroom, Third Floor Flat

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Property Description

Bright and beautifully presented, two-bedroom, third floor flat, set in a modern residential block, located in the popular Oatlands development, south of Glasgow city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a bathroom.

Highlights include a fully-integrated kitchen, modern bathroom suites, and well-proportioned room sizes. In addition, there is gas central heating, double glazing, TV and phone points, and a secure entry system.

Externally, the property benefits from well-maintained communal grounds, shared bin stores, and ample residents' and visitors' parking.

The welcoming entrance hall has two large storage cupboards, carpeted flooring, and provides access throughout the property. The bright and spacious open plan living room features wood effect flooring, spotlights, a storage cupboard, front and side windows allowing plenty of natural light, and offers ample space for dining furniture. Set to the side, the kitchen is fitted with modern units, stone effect worktops with matching upstands and a stainless steel sink. Appliances include an integrated oven, gas hob, washing machine, dishwasher and fridge/freezer.

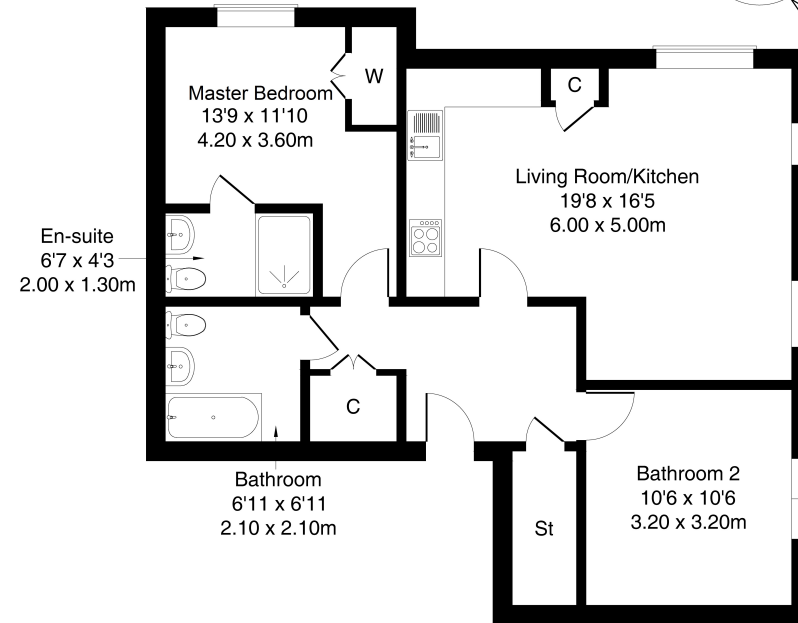
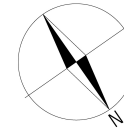
To the front, the southerly facing master bedroom has carpeted flooring, a built-in wardrobe and an en-suite shower room; whilst set to the rear, bedroom two is similarly well finished with carpeted flooring and a side aspect window. Completing the accommodation, the bathroom is fitted with a modern three piece suite, a mains mixer shower over the bath, tiled splash walls and a ladder-style radiator.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Located south of Glasgow city centre, the area of Oatlands is well-positioned for both everyday living and for the commuter. There is an excellent choice of amenities available locally, with supermarkets, health, and leisure facilities nearby, including an ALDI within walking distance, an ASDA superstore at Toryglen and a Tesco Extra at Rutherglen. The area also benefits from excellent transport options with easy access to the M8/M74, and public

transport regularly and conveniently available for rapid access to the city centre, the Central Belt motorway network, Glasgow Airport, and beyond. The Clyde Cycle Route gives access to Glasgow Green within a few minutes, and approximately two miles away, the city centre can also be accessed on foot, with its wealth of trendy bars, restaurants, recreation, and shopping, as well as proximity to the business district, colleges and





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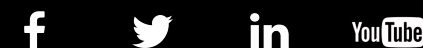
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Estate Agents and Solicitors



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