



BANNERMANBURKE

PROPERTIES LIMITED



3/2, 22 Oban Drive, Glasgow, G20 6AF

Offers In The Region Of £190,000



3/2, 22 Oban Drive, Glasgow, G20 6AF

Offers In The Region Of £190,000



- SECURE ENTRY DOOR SYSTEM ■ WELL MAINTAINED COMMUNAL HALLWAY ■ DINING KITCHEN ■ SITTING ROOM WITH BAY WINDOW ■ TWO DOUBLE BEDROOMS (MASTER ENSUITE) ■ FAMILY BATHROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ ATTIC SPACE FOR STORAGE ■ RESIDENTS PARKING ■ GREAT LOCATION FOR THE UNIVERSITY OF GLASGOW

We are delighted to offer for sale this top floor two bedroom flat, with secure entry system and ample residents parking. Offered for sale in excellent order, benefitting from gas central heating and double glazing and boasting beautiful views of the surrounding West End area of Glasgow. Ideally situated for the University of Glasgow which is just a short 20 minute walk away. This property would make an excellent buy to let and has been successfully rented out for many years.

The Town

Situated in a sought after residential location in the heart of North Kelvinside, this buzzing neighbourhood on the north side of Great Western Road, has a number of obvious attractions, not least of which is the glorious Botanic Gardens. Queen Margaret Drive has an array of great places for brunch, lunch and afternoon tea and is also home to some great independent shops. The West End of Glasgow is home to the main campus of the University of Glasgow with medical and vet schools nearby. Located just a short walk to Byres Road also which is the heart and soul of Glasgow's West End and is by far the most cosmopolitan and eclectic street the city has to offer, with a whole range of bars, restaurants and shops to suit all manner of tastes.

Travel

There are good road links within the West End and connections towards Glasgow City Centre and the M8 motorway which leads to destinations further afield. There are regular bus services within a few minutes' walk of the property also. The underground system can be easily accessed at Hillhead and Kelvinbridge station, and Partick station is a hub for both underground and low level trains.

Glasgow City Centre - 2.5 miles Edinburgh - 50 miles Livingston - 38 miles Stirling - 28 miles

The Property

The property is entered via a secure entry phone system into a well maintained communal entrance., where a stairwell leads to the top

floor and flat 3/2. Entered into the hallway which is decorated in neutral tones with carpet flooring and has two cupboards for storage (one housing the electric meter and switch gear and the other the gas meter). There is also access to a partially floored attic space for storage.

The bright and spacious living room with bay window is located to the front of the property and provides lovely views of the surrounding area. Freshly decorated in neutral tones with carpet flooring and central heating radiator. Double timber and glazed doors lead into the dining kitchen which is also located to the front of the property with double glazed windows allowing lots of natural light through. Good range of floor and wall units in white with ample granite effect work surfaces and tiling to splashback areas. Space and plumbing for a washing machine and under counter fridge (included in the sale) and integrated single electric oven with four burner gas hob and extractor above. The combination gas boiler is wall mounted in the kitchen also and there is ample space for a table and chairs (also included in the sale).

Both bedrooms are good sized double rooms with neutral décor and carpet flooring, central heating radiators and fitted wardrobes. The master bedroom benefits from an ensuite shower room comprising of a 3pc suite of wash hand basin, WC and shower enclosure with chrome shower run off the boiler.

The family bathroom has a 3pc suite of wash hand basin, WC and bath with chrome shower above, run off the boiler. Shower boarding makes for easy cleaning.

Room Sizes

SITTING ROOM 4.37 x 4.34
DINING KITCHEN 3.76 x 2.45
DOUBLE BEDROOM 3.50 x 3.00
DOUBLE BEDROOM 3.46 x 3.14
ENSUITE SHOWER ROOM 1.53 x 1.90
FAMILY BATHROOM 1.60 x 2.45

Externally

The property benefits from off street residents parking (unallocated) along with well maintained gardens surrounding the building.

Directions

From Great Western Road travelling East, take a left onto Queen Margaret Drive. Take the first exit at the roundabout staying on Queen Margaret Drive and drive across the bridge. Continue forward and turn off onto Oban Drive (one way street) and the property lies on the left hand side. The carpark is entered from Kelvinside Drive.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, dining table and chairs, washing machine, under counter fridge, integrated appliances, sofas and beds included in the sale. (Sold as seen).

Services

Mains drainage, water, gas and electricity. There is a factor fee of between £30 and £50 per month managed by Walker Stanford.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

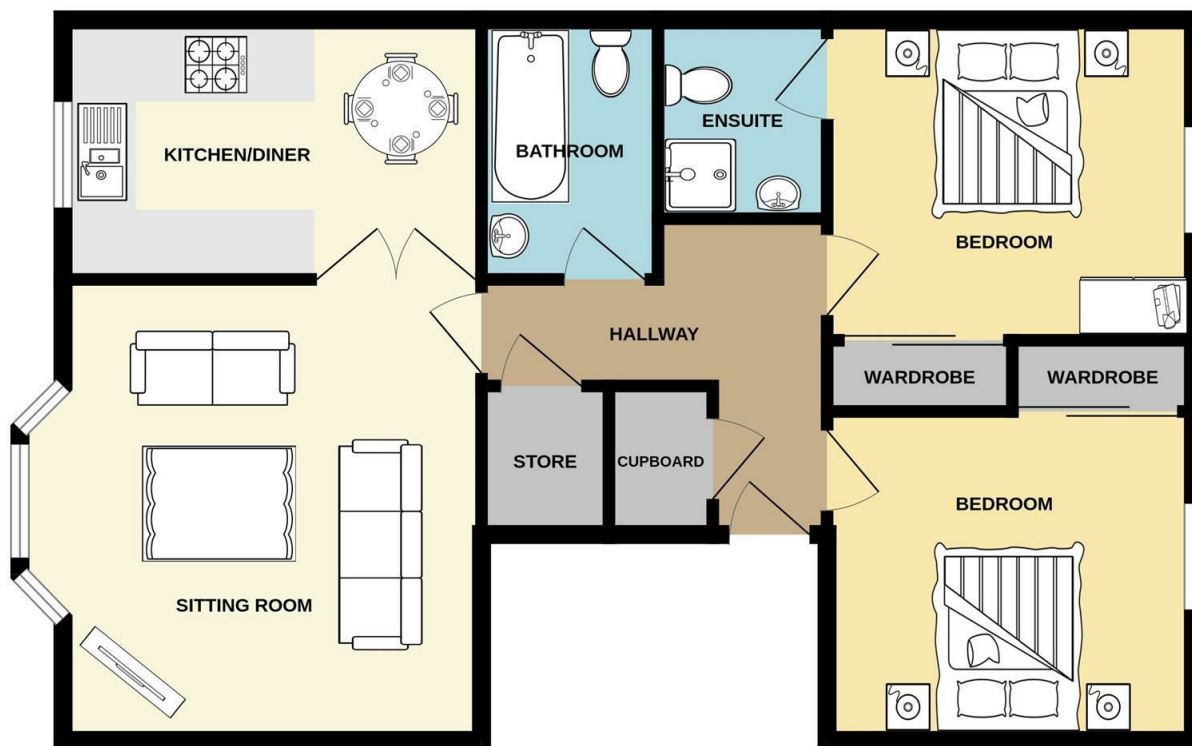
Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



3/2 22 OBAN DRIVE, GLASGOW

Important:

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.