

Oban Court, Glasgow, Glasgow City, G20 6AS

£1,500 pcm



Full Description

Mitchells Sales and Lettings are again delighted to market for rent this refurbished and re-vamped Modern TOP FLOOR FLAT within small tree lined development just off Queen Margaret Drive and a short walk to Great Western Road, Maryhill Road and Byres Road offering a wide and varied range of shopping, public transport and social amenities.

Security controlled access onto recently decorated entrance, reception hall with two deep walk-in storage cupboards, corner situated lounge with twin window formation enjoying tree lined and roof top aspects over the surrounding district and beyond in a west, south westerly direction, additional window to side and access to balcony again enjoying fabulous views, two double bedrooms (one with a single wardrobe/storage cupboard), corner newly installed kitchen with aspects to both front and side, boiler, newly installed bathroom comprising three piece suite to include a bath and overhead shower , Shared residents drying room.

The specification internally includes gas central heating and double glazing. The building has been refurbished externally. Residents parking immediately adjacent.

The agents recommend inspection in order to appreciate the potential offered and convenience of location with the Botanic Gardens, Hillhead Underground and Glasgow University all within a few minutes walk.

LOUNGE 16'7 (5.06m) x 11'3 (3.45m)

BEDROOM ONE 12'0 (3.66m) x 10'10 (3.32m)

BEDROOM TWO 14'1 (4.31m) x 10'10 (3.32m)

KITCHEN 13'2 (4.02m) x 6'2 (1.88m)

BATHROOM 10'4 (3.15m) x 4'11 (1.49m)

EPC - BAND D

TRAVEL DIRECTIONS

Travelling north along Queen Margaret Drive from the junction with Great Western Road, continue past Clouston Street on left, turning right onto Oban Drive (before Tesco) at the top

turn right onto Fergus Drive, Oban Court is second on left.

FREE VALUATION SERVICE

Mitchells Sales and Lettings provide a free valuation service. If you are considering selling your own home and would like an up to date free valuation, please telephone one of our local branches. Our branches are open 7 days a week.

DATE OF ENTRY

By arrangement.

VIEWING

By appointment with Mitchells Sales and Lettings

COUNCIL TAX BAND C

Disclaimer for virtual viewings

Some or all information pertaining to this property may have been provided solely by the vendor, and although we always make every effort to verify the information provided to us, we strongly advise you to make further enquiries before continuing.

If you book a viewing or make an offer on a property that has had its valuation conducted virtually, you are doing so under the knowledge that this information may have been provided solely by the vendor, and that we may not have been able to access the premises to confirm the information or test any equipment. We therefore strongly advise you to make further enquiries before completing your purchase of the property to ensure you are happy with all the information provided.

Mitchells Sales and Lettings use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. However, please feel free to contact our office using the links provided before arranging a viewing if there is any aspect of this property that is particularly important to you. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. We earn a commission from introducing third party services

to you such as conveyancing, mortgages or insurance products.

Features

- bedroom flat within very popular development
- Bright double aspect lounge with door to balcony
- Gas central heating and double glazing
- Superb location close to Byres Road and Botanical Gardens
- Security entry and off street parking
- Furnished
- Newly fitted kitchen with appliances
- Newly installed Bathroom
- Walk In Condition
- Students Welcome
- Viewing strongly recommended to avoid disappointment

Contact Us

mitchells properties













Energy Performance Certificate (EPC) Scotland

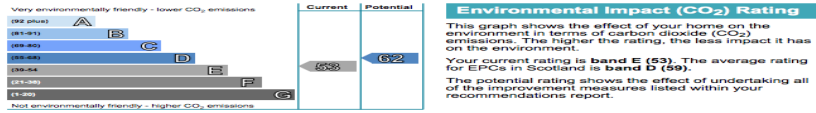
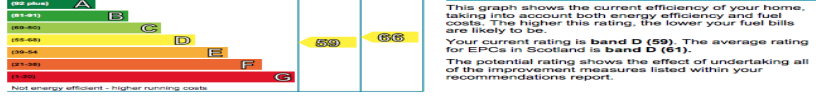
Dwellings
FLAT 3/2, 9 OBAN COURT, GLASGOW, G20 6AS
Dwelling type: Top-floor flat
Date of assessment: 19 May 2022
Date of certificate: 01 July 2022
Total floor area: 68 m²
Primary Energy Indicator: 332 kWh/m²/year
Reference number: 0110-2561-6050-2092-6131
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:
 - Compare current ratings of properties to see which are more energy efficient and environmentally friendly
 - Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years* **£2,484** [See your recommendations report for more information](#)

Over 3 years you could save* **£405**

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions



Not environmentally friendly - higher CO₂ emissions

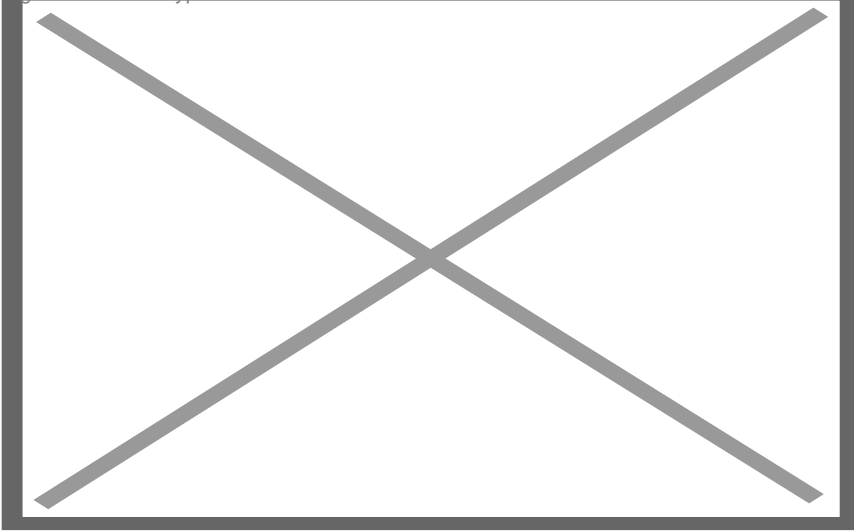
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£90.00
2 Low energy lighting	£10	£42.00
3 Heating controls (room thermostat)	£350 - £450	£114.00

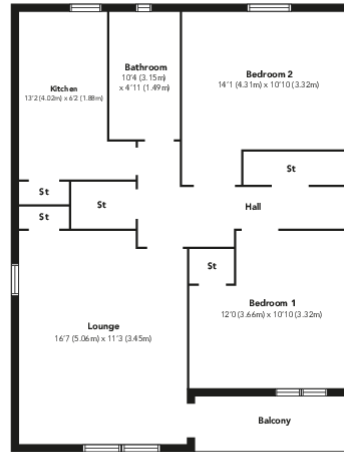
A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0800 900 2262.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE, WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE.



Floorplan



Floorplans are indicative only - not to scale
Produced by Plusplans 