







**\*Breath-taking 2 Bedroom Ground Floor Apartment!\***

Niall McCabe & RE/MAX Property are thrilled to welcome to the market this gorgeous, 2-bedroom, ground floor apartment which has been impeccably styled internally and is an absolute credit to the current owners! The property boasts stunning, far-reaching views, and is excellently located in the cosmopolitan Oatlands area of Glasgow – surrounded by delightful restaurants, bars & boutique shops – what's not to love?

Oatlands is a residential district in the south-east of Glasgow, situated just south of the River Clyde and close to Glasgow Green. Traditionally a working-class neighbourhood, Oatlands has undergone significant regeneration in recent years, transforming into a modern and desirable area with new housing developments, landscaped parks, and improved amenities. The area offers easy access to the city centre, both by road and public transport, and is within walking distance of key attractions like the People's Palace and Glasgow Green. Oatlands blends historic charm with contemporary urban living, making it popular with families, young professionals, and commuters.

Factor Fee: Speirs Gumley, Red Tree Magenta, 270 Glasgow Road, G73 1UZ.  
£70 monthly factor fee

Council Tax Band C

Freehold Property

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.



### Lounge Area

15' 1" x 13' 7" (4.60m x 4.14m)

A gorgeously styled lounge featuring high-end fixtures, rich wood flooring, and an abundance of natural light from multiple windows. Finished to an exceptional standard, this elegant space is the perfect haven to relax and unwind.

### Kitchen Area

12' 9" x 10' 8" (3.89m x 3.26m)

A striking, contemporary kitchen boasting sleek wall and base units, integrated appliances, and a modern floor finish. Stylish and functional, it's the perfect space for both everyday living and entertaining.

### Bedroom 1

13' 4" x 12' 3" (4.07m x 3.73m)

An outstanding and elegant principal bedroom, beautifully styled with chic décor, generous built-in storage, and a large picture window that floods the space with natural light – a truly fabulous retreat.

### En-Suite

6' 11" x 4' 0" (2.10m x 1.22m)

A sleek en-suite shower room featuring stylish tiling, contemporary fittings, and a clean, modern finish – the perfect private escape.

### Bedroom 2

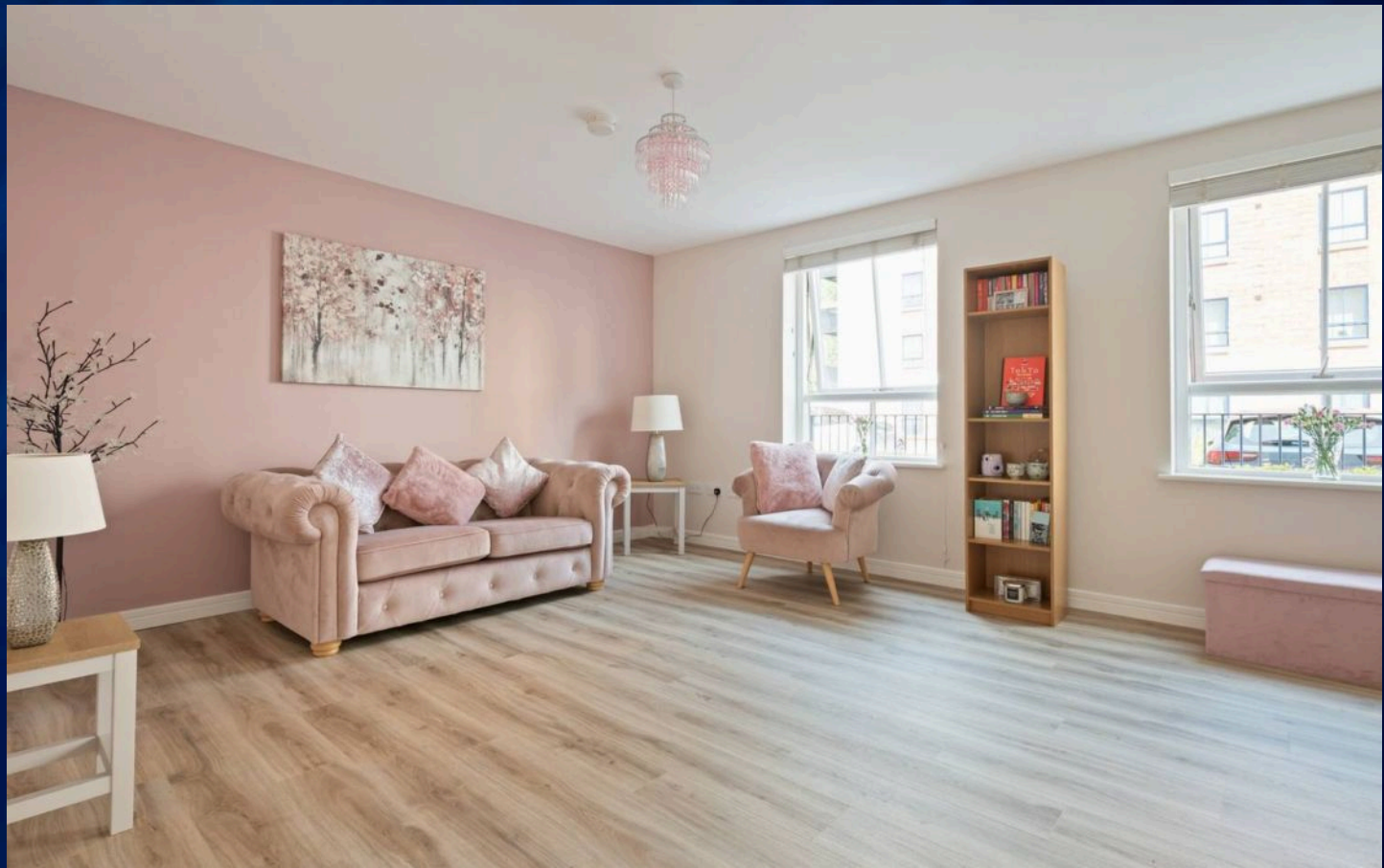
13' 4" x 8' 8" (4.07m x 2.64m)

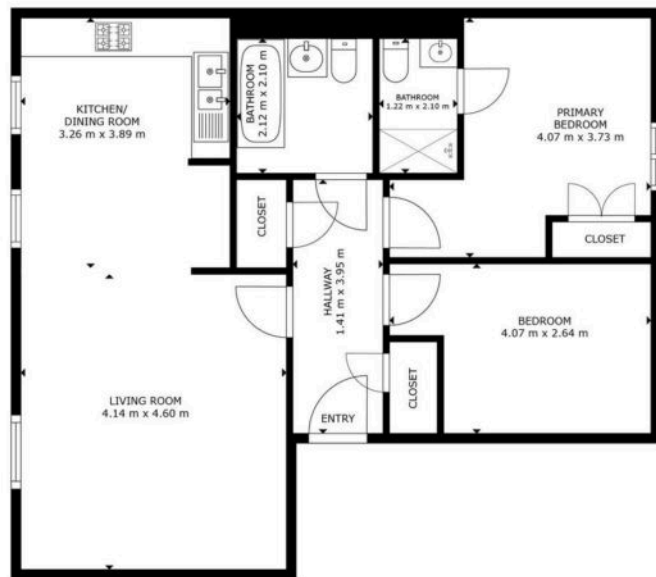
A beautifully presented double bedroom offering stylish décor and excellent versatility – perfect as a guest room, home office, or serene personal retreat. A flexible and elegant space to suit your lifestyle.

### Family Bathroom

6' 11" x 6' 11" (2.12m x 2.10m)

Completing the internal accommodation is this beautiful family bathroom which comprises of bathtub, wash basin & W.C – a gorgeous spot to relax after a long day.





FLOOR PLAN





**RE/MAX Property**

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