



0/1, 17 OSWALD STREET, GLASGOW. G1 4PD.

THIS RARELY AVAILABLE ONE BEDROOM GROUND FLOOR APARTMENT IS SET WITHIN THE FUSION BUILDING ON OSWALD STREET IN A HIGH DEMAND AREA, AND THE PERFECT BUY FOR FIRST-TIME BUYERS, PROFESSIONALS AND INVESTORS ALIKE, THE PROPERTY IS IN GOOD ORDER INTERNALLY. ENTRANCE HALL HAS STORAGE CUPBOARD HOUSING THE BOILER AND CONSUMER UNITS; ACCESS TO OPEN PLAN LOUNGE/KITCHEN WITH WHITE GLOSS UNITS, DARK OAK BUTCHER BLOCK WORK SURFACE; SMEG ELECTRIC FAN OVEN, CERAMIC HOB AND HOOD; WASHING MACHINE; UNDERCOUNTER FRIDGE. BEDROOM HAS FITTED STORAGE/WARDROBE WITH WOODEN SLIDING DOORS AND FINALLY BATHROOM HAS 3 PIECE SUITE; OVERHEAD ELECTRIC SHOWER UNIT; SPLASHBACK WALL TILING; GLASS SHOWER SCREEN; TOWEL RAIL; AND VINYL FLOORING. BENEFITS INCLUDE DOUBLE GLAZING; WET ELECTRIC HEATING; LIFT ACCESS; VIDEO SECURE ENTRY; AND IS POSITIONED AROUND A SECURE GATED COURTYARD. OSWALD STREET RUNS DUE NORTH TO THE BROOMIELAW AT THE RIVER'S EDGE, IDEALLY LOCATED FOR ACCESS TO CITY CENTRE'S AMENITIES, BUSINESS DISTRICT AND EXCELLENT PUBLIC TRANSPORT LINKS AS WELL AS THE M8 MOTORWAY.

- ONE BED GROUND FLOOR MODERN APARTMENT
- VIDEO SECURE DOOR ENTRY
- GOOD CONDITION INTERNALLY
- SECURE GATED COMMUNAL COURTYARD
- SOUGHT AFTER CENTRAL LOCATION
- DOUBLE GLAZING & WET ELECTRIC HEATING
- CLOSE TO ALL AMENITIES AND TRANSPORT LINKS

OFFERS OVER £140,000

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HALLWAY 11' 9" x 3' 11" (3.57M x 1.20M)

OPEN PLAN LOUNGE/KITCHEN 22' 6" x 10' 8"
(6.85M x 3.24M)

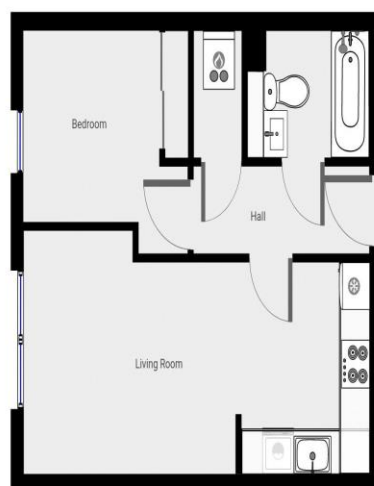
KITCHEN AREA

LOUNGE AREA

BEDROOM 10' 9" x 9' 11" (3.28M x 3.01M)

BATHROOM 7' 10" x 5' 7" (2.40M x 1.71M)

COMMUNAL COURTYARD



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