



## 1/2, 12 OATLANDS SQUARE, GLASGOW. G5 0GZ.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS MODERN 2 BEDROOM APARTMENT SITUATED IN THE EVER-POPULAR RICHMOND GATE DEVELOPMENT IN OATLANDS, A CONTEMPORARY RESIDENTIAL AREA POSITIONED ON THE SOUTH BANK OF THE RIVER CLYDE AND ON THE EDGE OF GLASGOW CITY CENTRE. ON ENTRY TO THE APARTMENT WE HAVE A SPACIOUS ENTRANCE HALL WHICH HAS OAK EFFECT LAMINATE FLOORING AND GOOD SIZED CLOAKROOM, OPEN-PLAN LOUNGE KITCHEN IS WELL PRESENTED AGAIN WITH OAK EFFECT LAMINATE FLOORING; HIGH SPEC KITCHEN HAS BOTH WALL AND BASE STORAGE UNITS, INTEGRATED CHEST HEIGHT ELECTRIC FAN OVEN; 4 BURNER GAS HOB; WASHING MACHINE AND FRIDGE / FREEZER; STORAGE CUPBOARD. MASTER BEDROOM HAS FEATURE WALL; BUILT-IN STORAGE CUPBOARD / WARDROBE AND CREAM CARPET; EN-SUITE WITH RECTANGULAR SHOWER CABINET AND ELECTRIC SHOWER UNIT; 2 PIECE SUITE. 2ND BEDROOM HAS FEATURE WALL AND CREAM CARPET, FINALLY BATHROOM WITH 3 PIECE SUITE WITH MIXER SHOWER, PARTIAL WALL TILING AND CREAM FLOOR TILES. THE LOCATION IS SUPERB, OFFERING EXCELLENT TRANSPORT LINKS WITH THE NEARBY M74 MOTORWAY NETWORK AND CONVENIENT ACCESS TO THE SOUTHEAST OF GLASGOW'S NEW GORBALS, WITH GLASGOW GREEN AND THE MERCHANT CITY BOTH WITHIN COMFORTABLE WALKING DISTANCE. THIS AREA HAS BENEFITTED FROM SIGNIFICANT AND ONGOING REDEVELOPMENT OVER THE LAST FEW DECADES IS IN GOOD PROXIMITY TO STRATHCLYDE & CALEDONIAN UNIVERSITIES, AND GLASGOW SCHOOL OF ART. IDEAL FIRST TIME PURCHASE OR BUY TO LET PROPERTY WITH GOOD RENTAL YIELD.



- MODERN 2 BEDROOM APARTMENT
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- WELL MAINTAINED LANDSCAPE SURROUNDS
- SOUGHT AFTER LOCALE IN DESIRABLE AREA
- RESIDENTS' PARKING
- SECURE DOOR ENTRY SYSTEM
- GOOD TRANSPORT LINKS

**OFFERS OVER £179,999**

1/2, 12 OATLANDS SQUARE,  
GLASGOW. G5 0GZ.

OFFERS OVER £179,999

ENTRANCE HALL 12' 5" x 4' 7" (3.79M x 1.4M)

LOUNGE 15' 0" x 13' 5" (4.56M x 4.10M)

KITCHEN

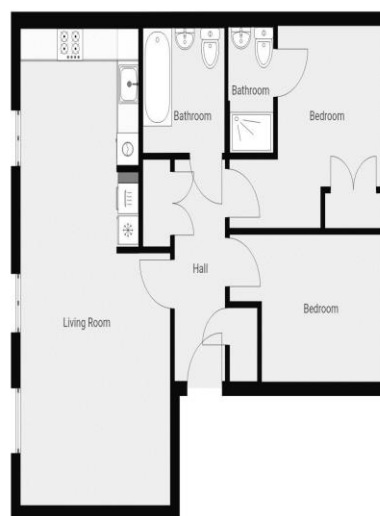
OPEN PLAN LOUNGE / KITCHEN 27' 9" x 13' 5"  
(8.46M x 4.10M)

MASTER BEDROOM 13' 2" x 11' 11" (4.01M x 3.62M)

EN-SUITE SHOWER ROOM 6' 10" x 4' 3" (2.08M x  
1.3M)

BEDROOM 2 13' 3" x 8' 9" (4.04M x 2.66M)

BATHROOM 6' 10" x 6' 9" (2.09M x 2.06M)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CASTLEHEAD PROPERTIES' LET IT DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Castlehead Properties

As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT OR OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE.



**OFFERS OVER £179,999**