



RESIDENCE

4 Oatlands Square, Glasgow, G5 0HF

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Viewing by appointment with Residence Uddingston

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2 Bedrooms | 1 Public Rooms | 2 Bathrooms

This immaculate and generously proportioned two-bedroom apartment occupies a preferred first-floor position within the highly regarded Oatlands development in Glasgow's popular New Gorbals district.

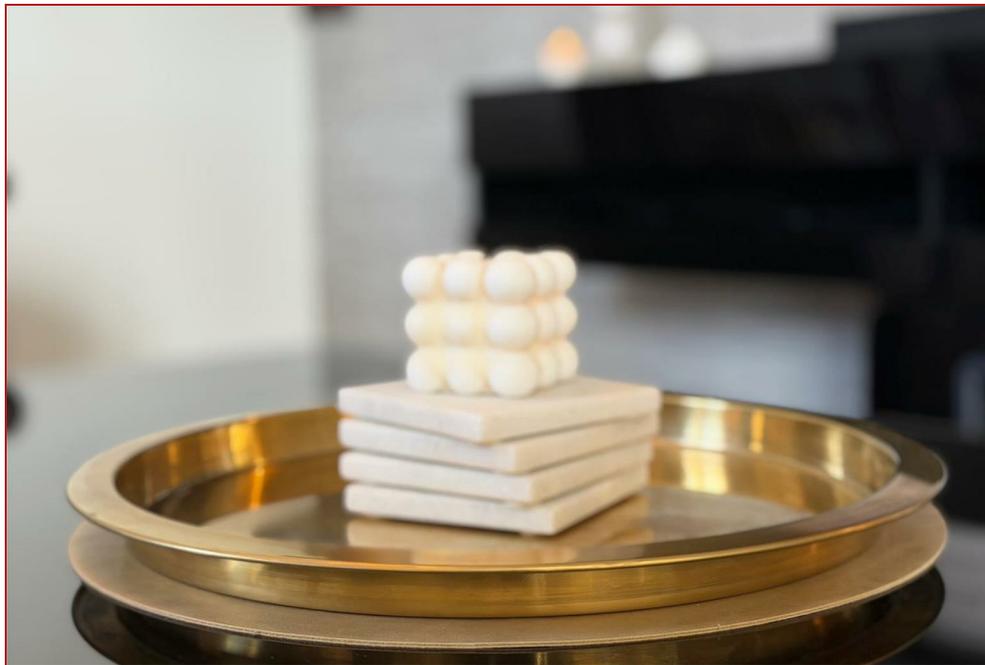
Constructed by Avant Homes circa 2012, the property has been thoughtfully enhanced by the current owner and is presented in true walk-in condition. Stylish modern décor is complemented by upgraded nickel wall sockets and switches, while the en-suite has been tastefully improved to create a contemporary and luxurious feel. The home offers bright, airy accommodation throughout, further benefiting from gas central heating, double glazing and a secure door entry system.

The heart of the home is the impressive open-plan lounge and kitchen — an ideal space for both relaxing and entertaining. The kitchen is fitted with a range of modern units and integrated appliances, with ample space for dining. Both the main bathroom and en-suite are finished with quality tiling and sleek chrome fittings, enhancing the overall sense of quality.

The accommodation comprises a well-maintained communal entrance, a welcoming and spacious private reception hall with excellent storage, a generous lounge open to the modern fitted kitchen, two well-proportioned bedrooms (principal with en-suite) and a stylish family bathroom.

Externally, the development benefits from well-kept communal gardens, a lawned area and a dedicated refuse store, all maintained by a factoring service.

Oatlands Square forms part of a modern and well-established development within the ever-popular New Gorbals area, just south of Glasgow City Centre. The property enjoys close proximity to a wide range of local amenities including, convenience stores, supermarkets, cafés and leisure facilities. Excellent public transport links and nearby road connections provide easy access to the City Centre, West End and motorway network, making this an ideal location for commuters. The area also benefits from nearby Glasgow Green.



764.24 sq ft | EER = B

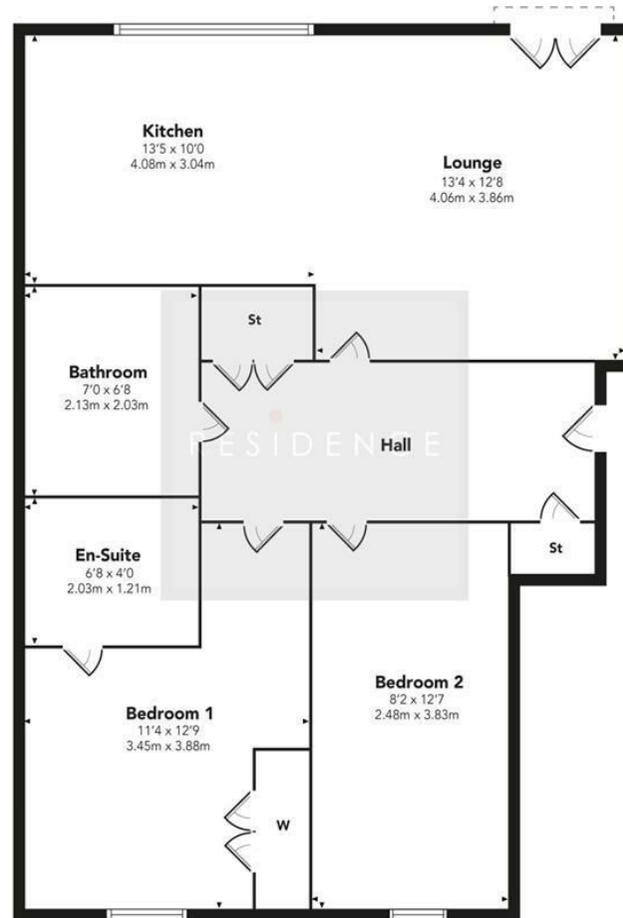


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Oatlands Square



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.