



## Flat 1/3, 2 Ritz Place, Oatlands, Glasgow G5 0LF

**Offers over £135,000**

This modern, two bedroom apartment on the preferred first floor, enjoys a corner position at the Richmond Gate development in Oatlands located within the popular New Gorbals district.



**Miller Stewart**  
INDEPENDENT  
ESTATE AGENTS



## Flat 1/3, 2 Ritz Place, Oatlands, Glasgow G5 0LF

Offers over **£135,000**

- SECURE ENTRY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DINING SIZED KITCHEN
- RESIDENT'S PARKING
- LANDSCAPED, RESIDENTS' GARDENS





This modern, two bedroom, Apartment on the preferred first floor, enjoys a corner position at the Richmond Gate development in Oatlands which is located within the popular New Gorbals district.

Accommodation comprises:

**Hall** – Welcoming reception hallway, providing access to all apartments and boasts three storage cupboards.

**Lounge** – This room offers dual aspect, almost full-height windows.

**Kitchen** – Galley-style fitted dining kitchen with gas hob, electric oven and washing machine, wall and base units and balcony-style doors providing lots of natural light.

**Main Bedroom and En Suite Shower room** – The main bedroom has a built-in wardrobe. The en suite is fitted with white sanitary ware and enclosed shower cubicle.

**Second Bedroom** – This double bedroom also has a built-in wardrobe.

**Family Bathroom** – Modern, three piece white bathroom suite comprising of WC, wash hand basin, and bath.

The property has gas central heating, double glazing, neutral décor, laminate/vinyl flooring throughout and door entry system.

**Property overview** – This First Floor Apartment New Gorbals is served by excellent public transport links and there is easy access to the M74 and M8 motorway networks.

Glasgow City Centre is only around a 10-minute walk away and offers a whole host of amenities, restaurants, bars, sporting facilities, etc. Excellent range of schools and easy access to other educational institutions.

### **Room Dimensions:**

Lounge: 3.7m x 5.26m

Kitchen: 2.4m x 5.26m

Main Bedroom: 3.72m x 3.06m

En-suite: 1.93m x 2.16m

Bedroom 2: 2.57m x 3.06m

Bathroom: 2.02m x 2.32m

**Note 1:** Viewing and further details or to discuss your requirements, with no obligation, contact the selling agents on 0141 459 0383 or local negotiator Jean McCann directly on 07811 135639 or by email to [jeanmccann@millerstewart.com](mailto:jeanmccann@millerstewart.com)

**Note 2:** Whilst believed to be correct, these particulars do not and cannot form part of any contract. All sizes are approximate, any pictures or plans are for illustration purposes only.

**Note 3:** EPC rating B  
Council tax band C  
Entry: By mutual agreement.

**Note 4:** INTEREST: It is important that your solicitor notifies this office of your interest, otherwise the property may be sold without your knowledge.

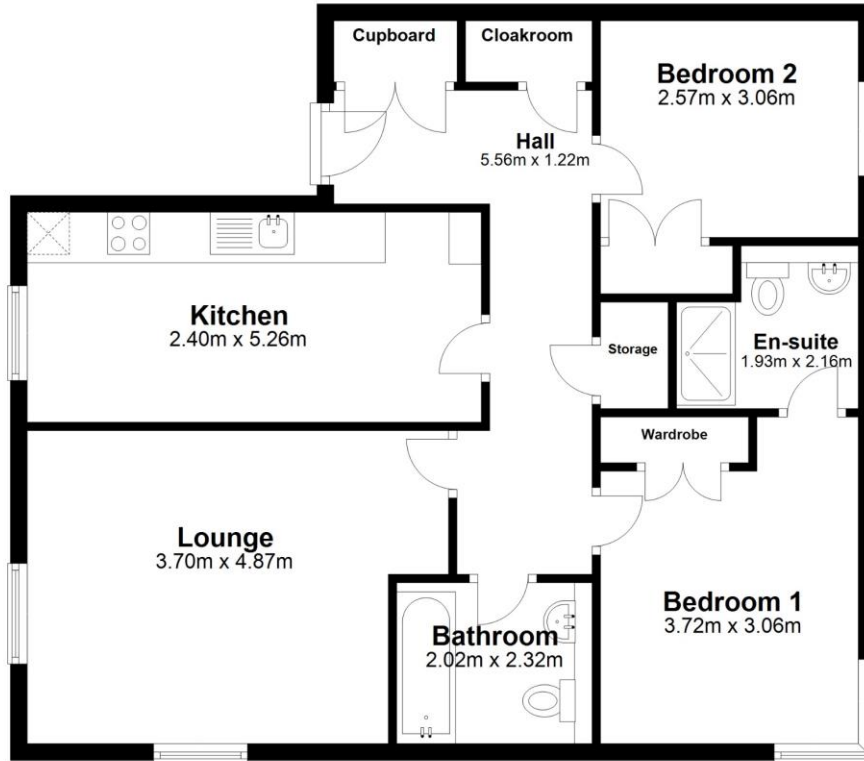
**Note 5:** OFFERS:  
By email to [property@millerstewart.com](mailto:property@millerstewart.com)

By Fax to 01343 642043

Any mail correspondence to:  
Miller Stewart Estate Agency Network,  
272 Bath Street, Glasgow. G2 4JR

## Floor Plan

Approx. 74.5 sq. metres



Total area: approx. 74.5 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

**Flat 1-3, 2 Ritz Place, Glasgow**



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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