

North Kelvinside  
2/2  
127 Oran Street

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Slater Hogg & Howison  
Estate Agency & Lettings



127 Oran Street, North Kelvinside,  
Glasgow, G20 8LS

Reference: WEN200462

An impressive and beautifully presented traditional second floor flat offering open aspects.

The subjects are presented to the market in excellent walk-in condition with well proportioned accommodation comprising security entry, communal period entrance hall with stair, welcoming reception hall with excellent storage, an elegant bay windowed lounge with period living flame gas fireplace, original walk in recess provides the ability to be used as a home office, a super contemporary styled fitted kitchen with a range of base and wall mounted units and a large walk in cupboard for storage, double sized bedroom and a fabulous modern re-fitted bathroom with three piece suite and over bath shower.

In addition the property has gas central heating, double glazing, stylish decor and quality flooring . The property also has well tended communal gardens to the rear. Viewing is essential to appreciate the quality of accommodation on offer.

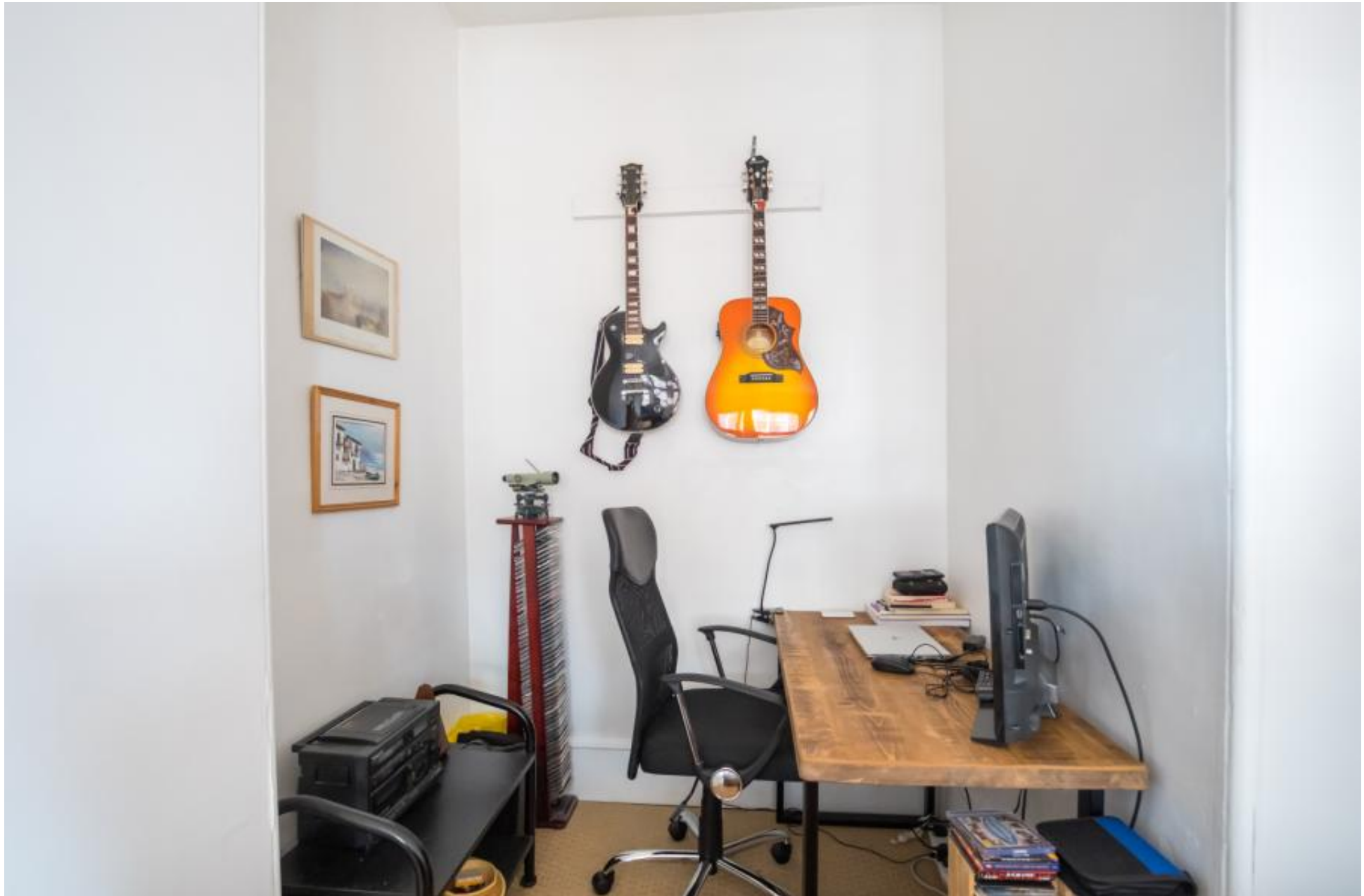
The property is ideally located for access to all West End amenities. Byres Road and Great Western Road offer excellent local facilities including shops, bars and restaurants. Public transport can be found via bus and rail. There are good road links to the Clyde Tunnel, Clydeside Expressway and M8 motorway network.

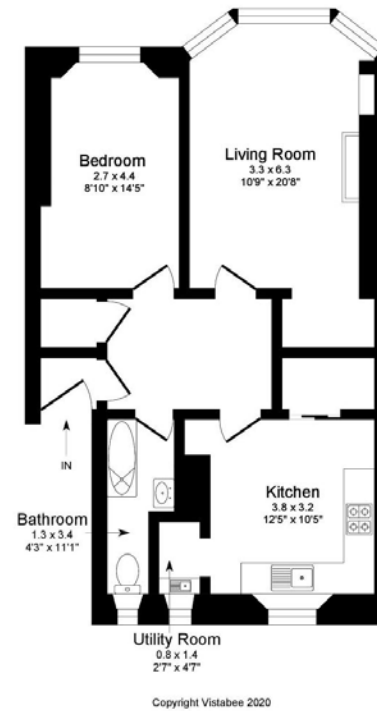
Please refer to published Home Report for EER Band.











### Room Dimensions...

Living Room	20'8" x 10'9" (6.3m x 3.28m)	Bedroom	14'5" x 8'10" (4.4m x 2.7m)
Kitchen	12'5" x 10'5" (3.78m x 3.18m)	Bathroom	11'1" x 4'3" (3.38m x 1.3m)
Utility	4'7" x 2'7" (1.4m x 0.79m)		

Your local office...

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