32 CLEVEDEN DRIVE

WEST END • GLASGOW

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G12 0RX

AN EXCEPTIONAL OPPORTUNITY TO RECREATE A SUBSTANTIAL WEST END FAMILY HOME WITH SPACIOUS GARDENS TO THE FRONT AND REAR

Substantial stone built sandstone townhouse

Grade B Listed

Versatile accommodation over four floors

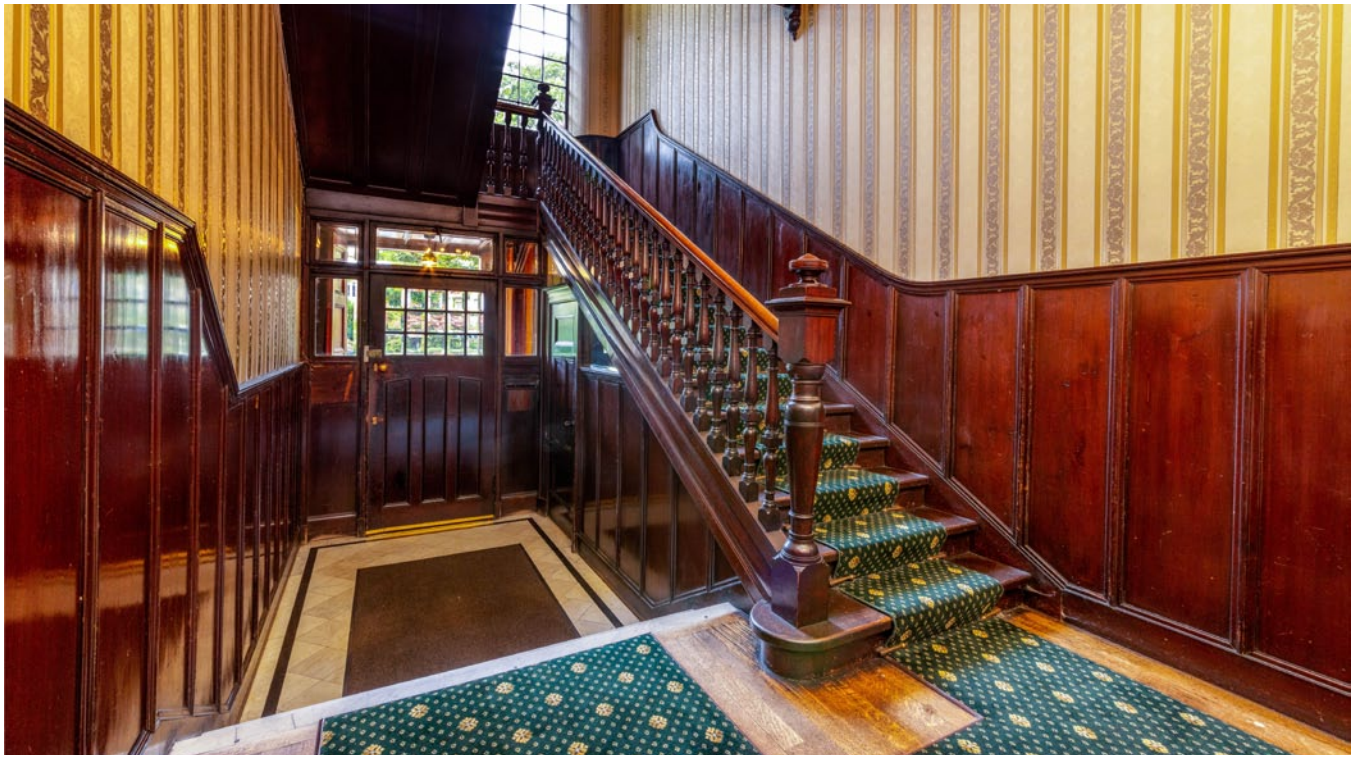
Extending to 7,453 sq ft in all

Beautiful wood panelled hallways and landings

A host of original features still intact

Private front and rear gardens

Highly regarded West End location



SITUATION

Cleveden Drive has long been established as one of the West End's most cherished addresses. The broad leafy avenue sits quietly off Cleveden Road which links with Great Western Road, one of the main arterial routes to the city centre.

Today the West End is a vibrant hub of activity which attracts young professionals and families alike. Nearby Byres Road and Great Western Road offer an excellent selection of specialist shopping, cafés, bars and restaurants. The Botanic Gardens and Glasgow University are both within walking distance.

There is excellent local and private schooling in the area, and the motorway network and city centre are easily accessed.

DESCRIPTION

Built in 1904, 32 Cleveden Drive is a traditional stone built Edwardian townhouse set in a highly desirable locale within Glasgow's West End. The property has been occupied and utilised as 12 individual studio and one bedroom apartments and returning a steady income.

The property will now be offered back to the market and, in doing so, presents the potential to be returned one substantial house (subject to acquiring the necessary consents and permissions).

Spanning four floors the property has an abundance of light delivered through full height sash and case windows and a magnificent cupula above the second floor landing. The property has a number of sizable "would be" reception rooms with bay windows, high ceilings and beautiful cornicing. Each of the bedrooms would again be spacious, bright and offering the potential for en-suite facilities.

There would be few properties of this stature remaining in their entirety in the west end and therefore this is a truly remarkable and genuinely unique opportunity.

GARDENS & GROUNDS

To the front of the property is a private garden, mostly laid to lawn with bordering flower beds and mature hedging to the front and sides. To the rear there is a further enclosed garden, accessed from lower ground floor level, with access to Julien Lane

GENERAL INFORMATION

Services: The property is connected to mains gas, electricity, water and sewerage. Each of the existing 12 apartments has their own meter.

Fixtures and Fittings: All items available by separate negotiation.

Local Authority:
Glasgow City Council

Council tax band:
H

EPC Rating:
F

Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession: Vacant possession and entry will be given on completion.

Offers: Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing: Strictly by appointment with Savills – 0141 222 5875

Purchase price: Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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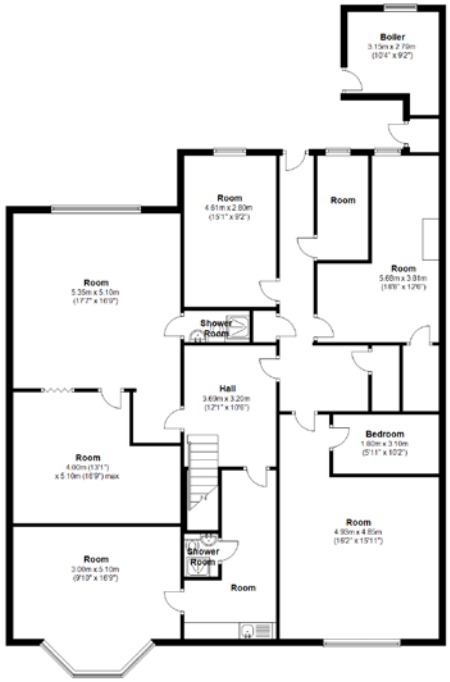
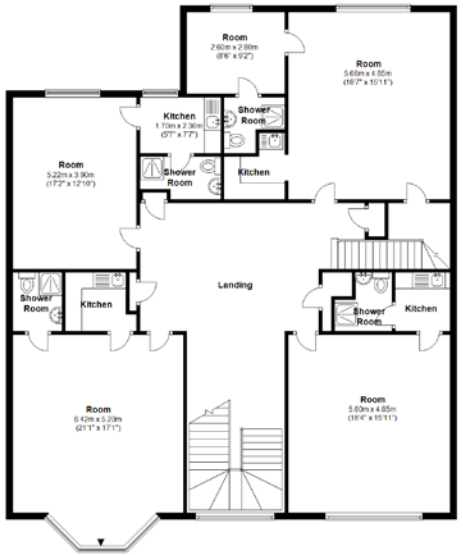
MAIN HOUSE GROSS INTERNAL AREA = 692.5 SQ. M (7453.9 SQ. FT)

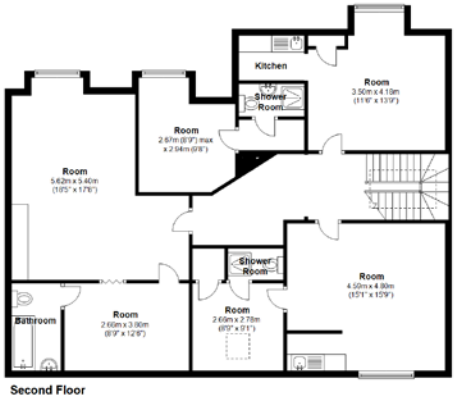


Lower Ground Floor

Ground Floor



First Floor



Second Floor

Total area: approx. 692.5 sq. metres (7453.9 sq. feet)

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32 Cleveden Drive, Glasgow

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