



A TWO BEDROOM APARTMENT ON A SOUGHT AFTER STREET IN THE HEART OF GLASGOW'S WEST END

B/1 16 CECIL STREET
GLASGOW, G12 8RQ

savills

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Sitting room / dining kitchen ♦ Bathroom ♦ Master bedroom with en suite shower room ♦ 2nd bedroom ♦ EPC rating C

Situation

Cecil Street forms part of Glasgow's highly desirable West End. It is within close proximity to the hustle and bustle of Byres Road and Great Western Road, both widely regarded as the two main hubs of the West End, offering a number of fine restaurants, along with numerous stylish cafés and bars including those in renowned Ashton Lane such as Brel, Jinty McGinty's and The Ubiquitous Chip. There are plenty of on-trend independent shops such as jewellery maker Nancy Smillie, plus supermarkets including Marks & Spencer and Waitrose. It is an ideal location for those looking to study or work at Glasgow University and provides underground services from the recently refurbished Hillhead station.

Description

16 Cecil Street is a fantastic period townhouse that has been converted to a number of high spec apartments and would be appealing to a host of potential buyers.

The accommodation comprises security entry into the private communal hallway which leads to the main door of the property and then a welcoming reception hall once inside. Off the reception hall there is a spacious open plan sitting room/kitchen complemented by an attractive bay window overlooking the garden; the well-appointed modern kitchen with built in appliances blends perfectly and adds to the already stylish look of the space. There are two double bedrooms both with built in wardrobes; the master also boasts an en suite shower room. The main bathroom is beautifully decorated and has a separate bath and shower enclosure.

Further benefits include gas central heating, double glazing and the enviable West End location.



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.

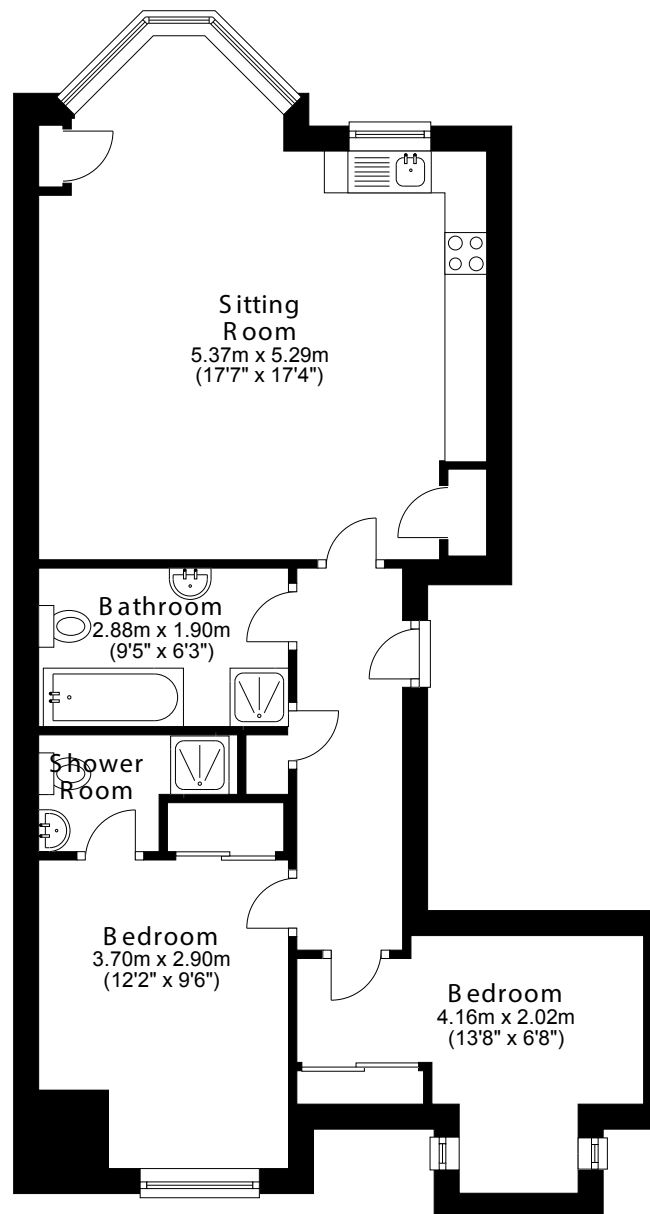
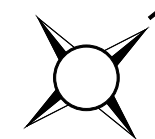


Flat B1, 16 Cecil Street

Total area: approx. 65.3 sq. metres (702.5 sq. feet)

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Gross Internal Area (approx)



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