



SUPERB VICTORIAN TOWNHOUSE WITH VERSATILE LAYOUT IN GLASGOW'S BUSTLING WEST END

3 KEW TERRACE
GLASGOW, G12 0TD

savills

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Victorian stone built townhouse ♦ Grade B listed ♦ Flexible accommodation over four floors ♦ Private rear garden ♦ Desirable West End location

Situation

Kew Terrace has long been established as one of the West End's most admired addresses, with Great Western Road - one of the main arterial routes to the city centre - to the front and Kew Terrace Lane to the rear, running directly to Byres Road.

The West End is a vibrant hub of activity which attracts young professionals and families alike. Byres Road and Great Western Road offer an excellent selection of specialist shops, cafés, bars and restaurants, while the Botanic Gardens and Glasgow University are both within walking distance. There is excellent local and private schooling in the area. Close by is Hillhead subway station, and direct links to motorway networks via Great Western Road provide access to Glasgow city centre and beyond.

Description

Kew Terrace was designed by architect J T Rothead and built c1849. 3 Kew Terrace is a traditional stone built B listed mid-Victorian townhouse set in a highly desirable locale within Glasgow's West End. The property has been occupied as eight individual studio and one bedroom apartments and returns a steady rental income.

The current proprietor has owned the property for 38 years and as a result 3 Kew Terrace represents the opportunity for someone to purchase one of the last full townhouses in this area. It has the potential to be returned to one substantial house (subject to acquiring the necessary consents and permissions) with little effort.

Spanning four floors the property has an abundance of light delivered through full height sash and case windows and a magnificent cupola above the second floor landing. The property has a number of sizable reception rooms with large windows, high ceilings and beautiful corning. Following suitable refurbishment, each of the original bedrooms would again be bright and spacious, with the potential for en suite facilities.

There are few properties of this stature remaining in their entirety in the West End and therefore this is a rare and exciting opportunity.

Gardens & Grounds

To the rear of the property is a private south facing garden, mostly laid to lawn with planted borders. Off the garden is the nice addition of a sunroom and separate storage room.



Services

Mains water, gas, electricity and drainage.

Local Authority

Glasgow City Council

EPC Rating

Band E

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.

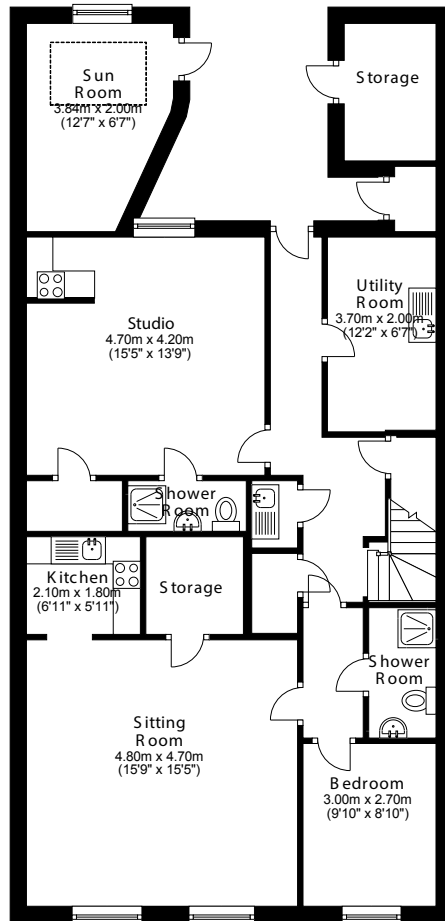


3 Kew Terrace

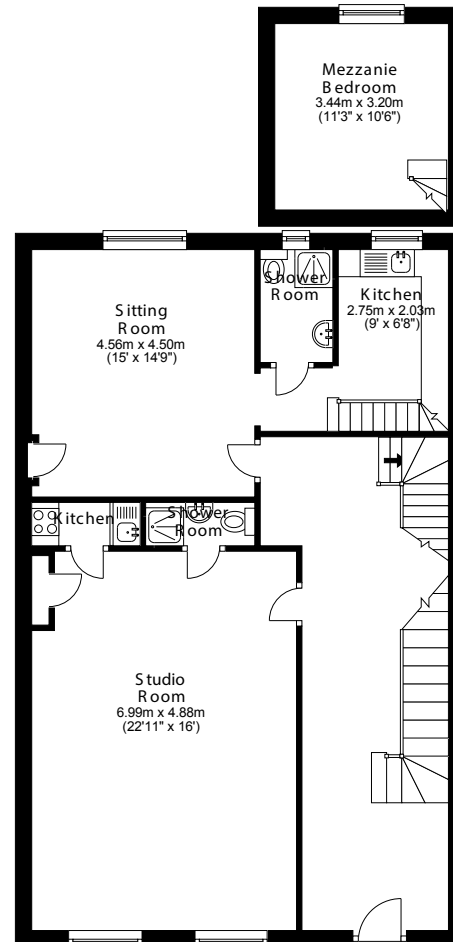
Total area: approx. 400.2 sq. metres (4308.1 sq. feet)

For identification only. Not to scale. copyright JPI Ltd
Gross Internal Area (approx)

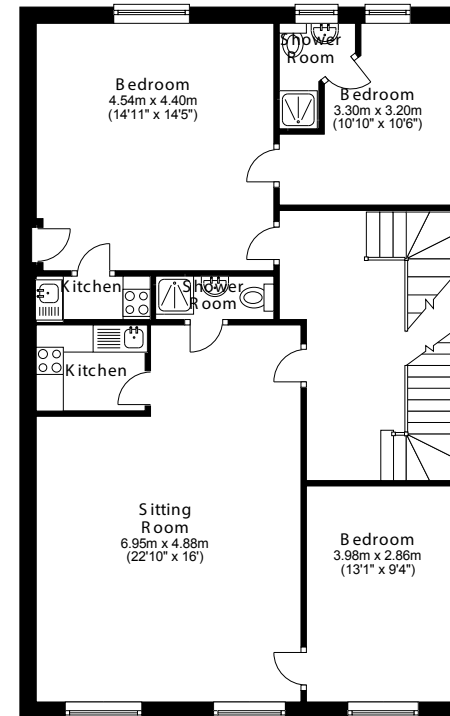
Lower Ground Floor
Approx. 97.8 sq. metres (1052.5 sq. feet)



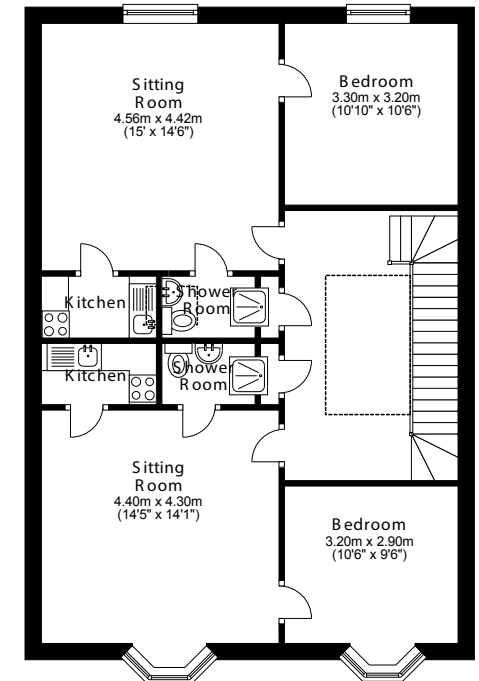
Ground Floor
Approx. 104.8 sq. metres (1128.2 sq. feet)



First Floor
Approx. 109.6 sq. metres (1179.9 sq. feet)



Second Floor
Approx. 88.0 sq. metres (947.5 sq. feet)



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