

120 DOWANHILL STREET

DOWANHILL, GLASGOW G12 9DN



Beautiful B Listed townhouse
in prime West End position

savills

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- 7 Bedrooms
- Bathroom
- Shower room
- Reception hall
- Sitting room
- Drawing room
- Kitchen
- Larder
- Cellar
- Private parking to rear



DISTANCES

Queen Street Station 2.9 miles
Hyndland Station 1.4 miles
Glasgow Airport 8.5 miles
Edinburgh City Centre 48.7 miles

SITUATION

Dowanhill Street is one of the most sought after addresses in the highly popular Dowanhill area in the West End of Glasgow. The quiet and leafy surroundings make it an increasingly attractive place for downsizers and young professionals alike, as it is also within close proximity to Hyndland which in the last five years has transformed itself with a number of quality restaurants, bars, cafés and boutiques including Nick's, Café Source, Epicures of Hyndland, Jelly Hill and Cafe Parma, plus boutiques such as Solo and homeware store Amber & Black. Byres Road is also nearby and offers a Waitrose, Marks & Spencer, and numerous bars and restaurants. The Glasgow Botanic Garden is also one of the West End's finest attractions. The locality provides first class bus services via Great Western Road and Hyndland Road to the city centre and Hillhead underground station and Hyndland train station are only a short walk away. There is excellent private schooling at Kelvinside Academy, Glasgow Academy and the High School of Glasgow as well as the local secondary school, Notre Dame.

DESCRIPTION

120 Dowanhill Street is a traditional red sandstone, full townhouse in the heart of Dowanhill. Built at the turn of the last century by David Barclay, one of the architect brothers of the firm HD Barclay, followers of Alexander "Greek" Thomson, who were responsible for many notable local projects including Beaumont Gate, Kensington Gate and also the Glasgow Academy, the house has retained a wealth of fine original features.

Constructed over four floors, the property has a beautiful wood panelled reception hall, a magnificent drawing room, complete with oriel windows, typical of the late Victorian period, and an impressive length of Portuguese marble along one wall that was installed by a previous lawyer owner. The lower ground floor is currently split into two letting bedrooms, each with their own access to the rear courtyard and as such there is scope for commercial return, or indeed to operate as a self contained flat if one bedroom was used as a living room. The rear courtyard which is accessed via a separate lane, doubles as private off street parking.

The first floor is home to the four principal bedrooms and bathroom while the top floor is dedicated to a spacious fifth bedroom with additional WC.

There are areas of the property that require updating, but the potential of a full townhouse with private parking in the Dowanhill area makes this an incredibly exciting proposition.

OUTSIDE

To the rear of the property is a paved courtyard that is accessed from the end of Queens Gate Lane. This can be used as a garden but also has access through wrought iron gates suitable for vehicles.

LOCAL AUTHORITY

Glasgow City Council

COUNCIL TAX

Council tax band - H

EPC RATING

Band E

SERVITUDE RIGHTS, BURDENS & 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.

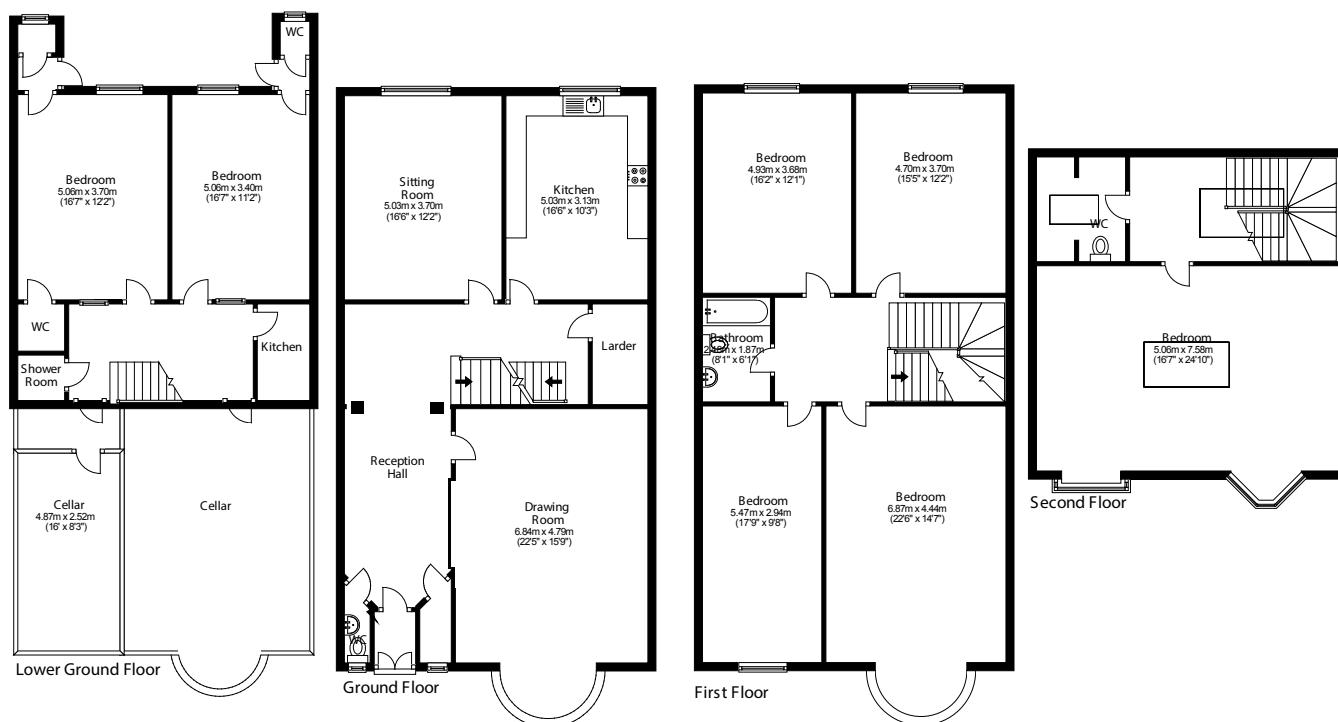
FLOORPLANS



Gross internal area

325.1 sq m (3498.9 sq ft)

For identification purpose only. Not to scale.



IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 170419LW



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