



Immaculate two bedroom apartment

0/1 80 Victoria Crescent Road, Glasgow, G12 9JL



Open plan kitchen/living room • Master bedroom with en suite bathroom • Bedroom • Main bathroom • Hallway

Situation

80 Victoria Crescent Road is situated in the heart of Glasgow's West End within the superb development of the old Notre Dame High School. It is close to the amenities and delights of Byres Road which offers an excellent selection of specialist shopping, cafés, bars and restaurants.

The West End is a vibrant hub of activity which attracts young professionals and families alike. The Botanic Gardens and Glasgow University are both within walking distance.

There is excellent local and private schooling in the area, and the motorway networks and city centre are easily accessed via road, subway and train.

Description

80 Victoria Crescent Road is an attractive red sandstone building that was divided a number of years ago into luxury apartments which share immaculate communal areas and grounds. The apartment offered for sale is on the ground floor.

Entered through the reception hallway via a secure entry system, the apartment has a long, spacious hallway with all the rooms off here. The accommodation includes a very generously sized open plan living room with wood flooring and excellently equipped contemporary fitted kitchen with a full height four pane bay window to the front overlooking the private grounds. There are two well-proportioned bedrooms with the master benefitting from an en suite bathroom. A second luxurious bathroom includes a low level wash hand basin, WC and shower. All the rooms are bright and airy thanks to the large windows throughout.

The property comes with a private parking space located in the secure residents' garage.

Further benefits include gas central heating, double glazed window units, factored building and grounds and a highly sought after area.





Local Authority

Glasgow city council

EPC Rating - band D

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.



0/180 Victoria Crescent Road, Glasgow, G12 9JL
Approximate Area = 130.6 sq m / 1406 sq ft

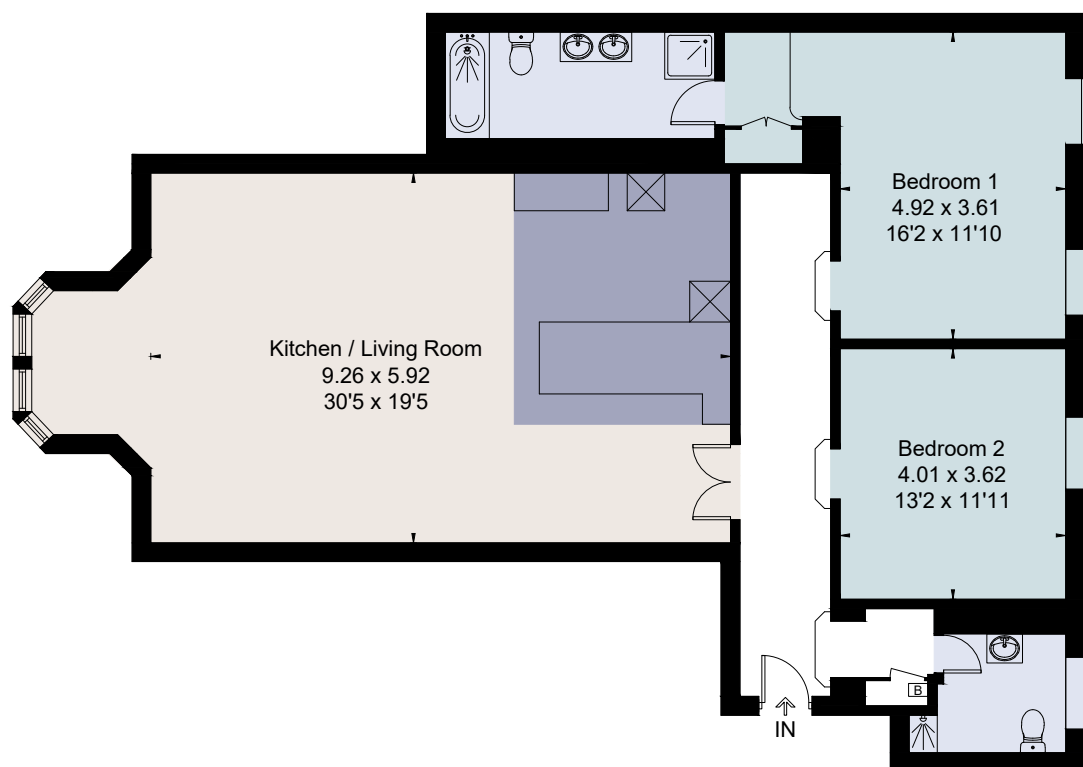


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Approximate Area = 130.6 sq m / 1406 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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