



Traditional 3 bedroom ground floor flat in Finnieston.

St. Vincent Crescent, Glasgow, G3 8LQ





Traditional ground floor apartment in a grade A Listed building • Living room • Kitchen/dining room • 3 bedrooms • Private front garden • Shared rear garden with deck

Local Information

St Vincent Crescent is the 2nd longest crescent in the UK and forms a large serpentine terrace which is grade A Listed. It is part of a conservation area which has recently been awarded government funding to improve its cycling, walking and road networks. Set back from Argyll Street, one of the main arterial routes to the city centre, the property is well situated for the amenities of Finnieston, with easy access to the city centre via frequent bus services and train stations. Finnieston is a vibrant hub of activity which attracts young professionals and families alike. Argyll Street and Dumbarton Road offer an excellent selection of specialist shopping, cafés, bars and restaurants while Kelvingrove Park and Glasgow University are both within reach.

Nearby leisure and entertainment facilities include the SEC (Scottish Event Campus) which is home to the famous Hydro and Armadillo entertainment venues, St Vincent Bowling Club, Kelvingrove tennis courts and skate park.

Excellent schooling is available locally with public and private options available.

About this property

25 Vincent Terrace is located on the ground floor of this impressive Listed building, designed by Alexander Kirkland in the mid 1800s.

The property enjoys a dual aspect overlooking the private garden and St Vincent Crescent to the front and communal gardens to the rear. A secure entry phone system allows access to the communal areas and the property itself. A welcoming entrance hallway has a high ceiling, wooden flooring and a spacious feel – features that are apparent throughout the apartment. The main living accommodation is located off the hall.

The living room has large sash and case windows which flood the room with light; a fireplace and decorative plasterwork including intricate cornicing and a ceiling rose. The kitchen is fully equipped, with a range of wall and base units, fitted modern appliances and a beautiful wood worktop forming a breakfast bar. The kitchen has been recently refurbished and reconfigured to allow for a kitchen dining area. The apartment has three spacious bedrooms all of a similar size, two with excellent built in storage. The family bathroom has recently been upgraded and has a low level wash hand basin, WC and bath with shower over. Further benefits include three



storage cupboards off the hall, one of which houses a washing machine and dryer, and cellar storage located off the communal hallway.

There is a fantastic communal garden that comes complete with a private decked area and pizza oven located directly outside the kitchen window of the apartment. The private garden is located to the front and is included in ownership of the property.

Tenure
Freehold

Local Authority
Glasgow City Council

Energy Performance
EPC Rating = band D

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office.
Telephone:
+44 (0) 141 222 5875.



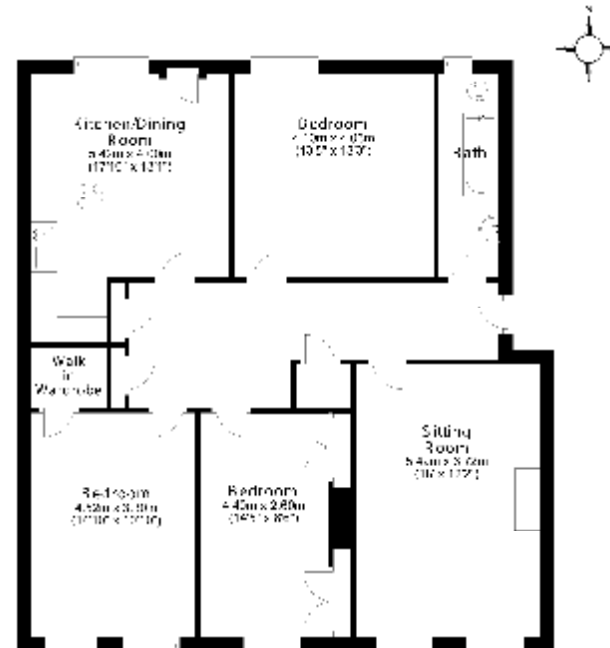


St. Vincent Crescent, Glasgow, G3
Gross Internal Area 1200 sq ft, 111.5 m²

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0/1 25 St Vincent Crescent, Glasgow
Total area: approx 111.5 sq. metres (1200 sq feet)
EPC: As indicated by the EPC and the EPC is not a guarantee



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