



3/2, 64 Cecil Street, Glasgow
www.robbsresidential.com





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Glasgow, G12 8RJ

Glasgow City Centre 2 miles, Glasgow Airport 10.1 miles,
Prestwick Airport 33.1 miles, Edinburgh City Centre 40.4 miles

A spacious luxury apartment located within the much sought after West End of Glasgow.

Ground floor:

Glass outer door to entrance vestibule, audio security entry system to carpeted common entrance hall and foyer with stairwell to upper levels.

Third Floor:

Main door to entrance hallway, storage cupboard & electrical switchgear, family bathroom, Integrated kitchen with space for informal dining/ breakfasting, sitting-room.

Upper Level:

Bedroom 1 with fitted storage, bedroom 2 (master) with en-suite shower room.

Parking:

Parking is available with a permit.

Situation

A two bedroomed, split level luxury apartment with superb southerly and northerly views across the West End. The apartment was built circa 2011 to an extremely high standard and specification its external façade designed to be sympathetic to the tenement style typical of the West End.

The area is renowned for its social scene, cosmopolitan population mix and understated, relaxed, cool and trendy atmosphere. The West End, home to the city's revered university, naturally draws a mix of students and professionals who appreciate its distinctive atmosphere. Ashton Lane, a guidebooks' favourite, is a short walk away, as is bustling Byres Road. The area is renowned for its diverse mix of bars, restaurants and coffee shops. There's also a nostalgic charm that is enshrined in the West End, characterised by the old streets, Victorian tenements and the best of Glasgow's lively social life.

The area is well served for communication links with Byres Road Subway station a short walk away, and further road and rail services provide quick access to the City Centre and beyond.

The M77 leads onto the M8 itself providing fast travel times to Glasgow city centre, central Scotland and beyond. Cecil Street is conveniently situated only 10.1 miles from Glasgow airport and 33.1 miles from Prestwick airport from where there are an increasing number of domestic and international flights.

The area has reputable schooling in both the state and independent sectors. Higher and further education in and around Glasgow is wide and varied. Local schools include, Notre Dame Primary School, Hillhead Primary, Kelvin Side Academy, The Glasgow Academy, Hyndland Secondary School,

Leisure services within the district include a swimming pool, GHK & GHA rugby club, tennis and squash clubs, David Lloyd Club are all within a few miles.

As with most parts of Scotland one is never too far from a golf course and Cecil Street is no exception, with Glasgow Killermont Golf course only 3.8 Miles away. Additionally the M77 conveniently leads south to some of the best known links courses in Scotland including Western Gailes, Royal Troon and Prestwick.



Description

Turning now to the apartment, Cecil Street is a much desired development of high quality apartments in the heart of Glasgow's vibrant West End. The unique building has been designed to complement the Victorian tenements, while offering the contemporary interiors and high quality specifications of superior modern properties. The selection of apartments represent an excellent opportunity to own a modern, elegant home amid the bustling cultural heart of Glasgow. The building is of sandstone finish topped with a dark grey tiled roof, the accommodation is situated on the third floor and is laid out over two easily managed levels; the rooms are light and bright and very much in keeping with a property of this style.

Glass outer door to well maintained entrance vestibule, audio security entry system to carpeted common entrance hall and foyer with stairwell to upper levels.

Main door duplex apartment comprising, lounge, kitchen, 2 bedrooms (master en suite) and bathroom. Property benefits from solid oak flooring, carpets to bedrooms, underfloor heating to bathroom/ en suite, audio control speakers, ipod docking station and granite work surfaces.

Main apartment door to entrance hallway with dressed hardwood flooring, good storage cupboard and electrical switchgear, family bathroom fitted with bath & overhead shower, heated towel rail and under floor heating, open plan kitchen with fully integrated appliances, granite worktops and breakfast bar, sitting-room which offers extensive light via with 3 x windows due South, additional under stair storage.

Staircase to the upper level, bedroom 1 with fitted wardrobe and 2 x velux windows.

Bedroom 2, double fitted mirrored wardrobe, well appointed en-suite fitted with shower cubical, heated towel rail, and under floor heating. 1 x Velux window with uninterrupted views due North. The apartment's décor remains neutral throughout.

Parking

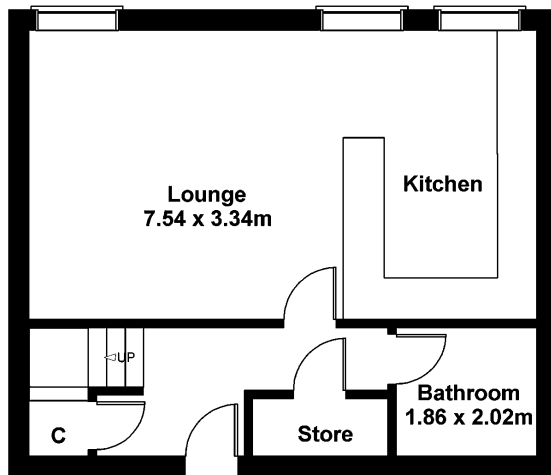
There is ample parking bays located on Cecil Street; parking is available with a permit.



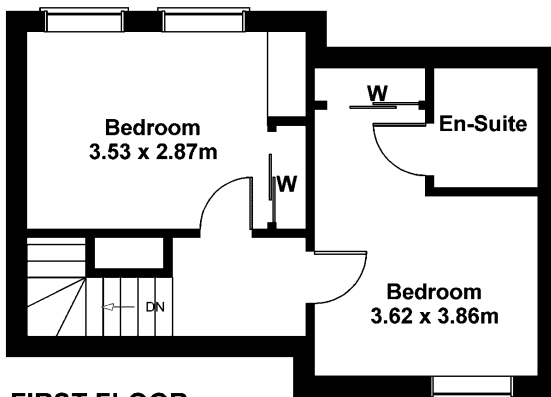


Floorplan

3/2 64 Cecil Street



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017



Services

Mains water supply, mains drainage, gas central heating, electric under floor heating (2 x bathrooms), plumbed music system, double glazing, audio security system, stairwell access to upper levels.

Factors

The development is managed by Newton Properties, 87 Port Dundas Road approx. £400 per quarter.

Local Authorities

Glasgow City Council, City Chambers, Glasgow G2 1DU. Tel:- 0141 287 2000.

Council Tax

Cecil Street is in council tax band E and the amount payable for 2017/2018 is £1641.05 including water and sewerage.

EPC

EPC rating C

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given upon completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Travel Directions

Leave St Vincent Street towards Wellington Street, Turn right on to A804 / North Street, Keep left to stay on A804 / St George's Road, Bear left on to Woodlands Road, At roundabout, take 2nd exit on to Eldon Street, Road name changes to Gibson Street, Turn right on to Hillhead Street, and then immediately turn left on to Great George Street, Turn right onto Cecil Street and the property is on your left.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to

seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars were taken in October 2017.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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RESIDENTIAL

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