

FOR SALE

OFFERS OVER £185,000



RESIDENTIAL FLAT
Flat 3/2, 141 Byres Road, Glasgow G12 8TT

LOCATION

The flat is located approximately 2.5 miles west of the city centre, in the heart of Glasgow's vibrant West End, providing easy access to a wide variety of shops, bars and cafes on Byres Road, Ashton Lane and Dumbarton Road. Green open space is available at the nearby Botanic Gardens and tourist attractions such as the Kelvingrove Art Gallery and the Riverside Museum as well as Glasgow University are all close by.

The area benefits from excellent public transportation links including rail, subway and bus routes, connecting to the city centre and beyond. The M8 motorway can be accessed via Great Western Road or the Clydeside Expressway and provides onward connections to the M74, M77 and M80 motorways.



DESCRIPTION

The subjects comprise a one bedroom flat, set on the top floor within a four storey traditional blonde sandstone tenement block.

The property is accessed via a secure entry system which leads into the communal stairwell. Internally, the flat comprises a living room, kitchen/diner, bedroom, and bathroom. Double glazing and gas central heating have been installed, however there are no service/maintenance records available.

Communal gardens are located to the rear of the property.



CONDITION

The subjects will require full refurbishment throughout. The Home Report has identified evidence of rot in both the living room and kitchen, which has been reflected in the Home Report valuation.

EPC rating – Band F



SERVICES

It is understood that mains water, electricity, gas and drainage are available to the site.

We have not carried out testing to the services and it will be the responsibility of the purchaser to ensure that they are available and adequate for any proposed development of the site.

TITLE

Title to the property is held by Glasgow City Council. The property is to be sold with the benefit of any rights of way, servitudes or restrictions. The subject property is highlighted and outlined red in the plan shown opposite.



PLANNING

Glasgow City Development Plan was adopted on 29 March 2017. The new local development plan replaces Glasgow City Plan 2 (2009) and sets out the Council's land use strategy providing the basis for assessing planning applications – see www.glasgow.gov.uk/index.aspx?articleid=16186

The site is designated on the Glasgow City Development Plan: Network of Centres as a Major Town Centre.

PRICE

Offers over £185,000 are invited for the subjects.

HOME REPORT

The property has a valuation of £190,000.

A copy of the Home Report can be found on our [website](#) along with photographs and a walkround video tour.

COUNCIL TAX

Council Tax – Band C

VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of all VAT and LBTT incurred in connection with this transaction. Each party will be responsible for bearing their own legal costs.

CLOSING DATE

Glasgow City Council is seeking best bids for its interest in this property and will consider both unconditional and conditional offers.

Notification of the closing date will be issued to all prospective bidders who have registered their interest by submitting full contact details to [Register Interest - 141 Byres Road](#)

Whilst City Property will endeavour to advise all parties who have registered their interest of the closing date, it is the responsibility of interested parties to ensure they are aware of the closing date. As such bidders are strongly advised to check www.citypropertyglasgow.co.uk to ensure that they are aware of the closing date and request information for Submitting Parties Guidance.





VIEWINGS & FURTHER INFORMATION

Interested parties wishing to view the subjects should register via our [website](https://www.citypropertyglasgow.co.uk), email marketing@citypropertyglasgow.co.uk or telephone 0141 287 4059

This property and others may be viewed on our website at:
www.citypropertyglasgow.co.uk

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Important Notice:

City Property (Glasgow) LLP for themselves and for the vendors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only for guidance of intending purchasers and do not constitute nor constitute part of an offer or contract, (ii) all descriptions, dimensions, references 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 satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of City Property (Glasgow) LLP has any authority to make or give any representation of warranty whatever in relation to this property, (iv) City Property (Glasgow) LLP does not bind itself to recommend acceptance of the highest or indeed any offer and on supplying particulars is not issuing instructions and will not therefore bear any liability for Agent's or other fees. Photographs and Particulars March 2022.

Keeping your data safe and secure is important to us and our new privacy policy aligns with the data protection law introduced on 25 May 2018. The changes don't alter the way we use and protect your personal information but make it easier for you to find out how we use it. There is nothing you need to do but you can visit <https://www.citypropertyglasgow.co.uk/privacy/> to find out more. If you do not have access to a computer or if you prefer, a hard copy of the privacy statement can be sent to you. For this please contact City Property Glasgow LLP on 0141 287 6161 or email info@citypropertyglasgow.co.uk