

FOR SALE

RESIDENTIAL - OFFERS OVER £255,000

37 FAULDHOUSE WAY, OATLANDS, GLASGOW G5 0JB

The logo for City Property Glasgow, featuring a white square with the text 'CITY PROPERTY GLASGOW' inside, surrounded by several teal triangles pointing outwards.

**CITY
PROPERTY
GLASGOW**



LOCATION

The property is located on Fauldhouse Way, within the Oatlands area of Glasgow, approximately 2.2 miles east of the City Centre. The property is located close to the River Clyde, with nearby Richmond Park and Glasgow Green less than a 10-minute walk away.

The property is in the catchment for Blackfriars Primary and St. Francis RC Primary. Secondary School catchments are for Shawlands Academy and Holyrood RC Secondary.

Transport links in the area are excellent for those that drive or utilise public transport. Crosshill and Bridgeton being the local train stations and bus access right on the doorstep. Motorway connection via the M74 is located nearby, perfect for commuters.



MAP DATA © 2024 GOOGLE

DESCRIPTION

The property is a modern three-bedroom, two-storey, end-terrace house of timber frame construction, with facing brick and roughcast and a pitched, tiled roof. The windows are double glazed UPVC.

The property comprises of a living room, kitchen-dining area with utility room, three bedrooms, one with en-suite, a family bathroom and W/C facility on ground floor. The property benefits from a gas-fired central heating system throughout.

There is a private driveway at the front of the property and private garden to the front and rear of the property.



CONDITION

The property is to be sold in its current condition.

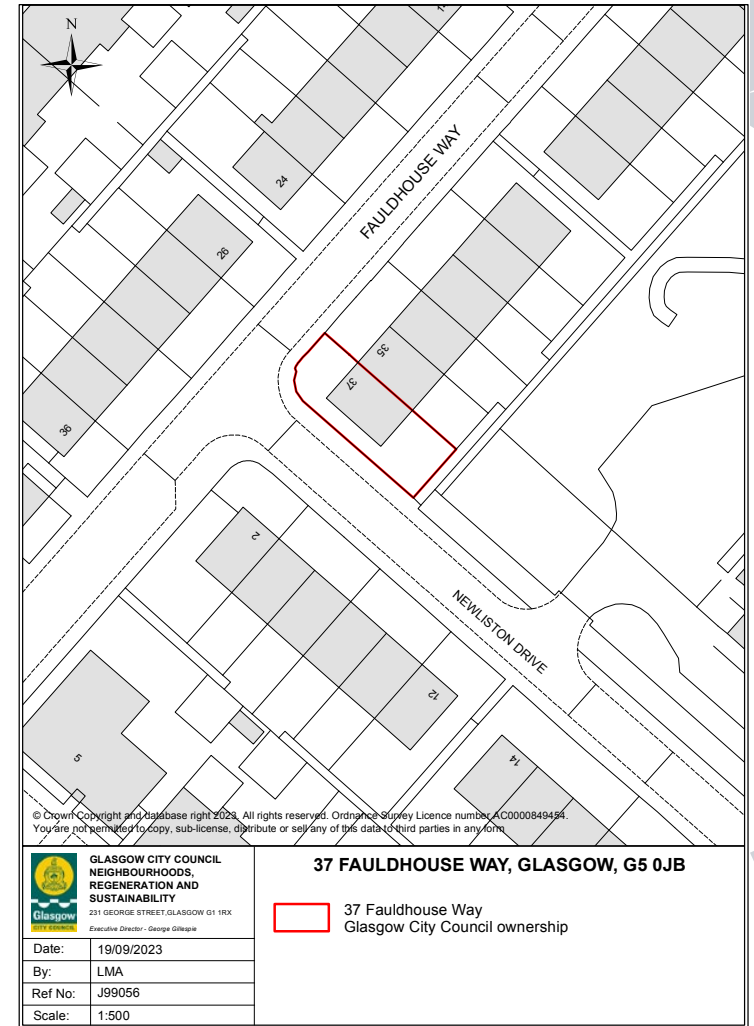
SERVICES

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

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. For details of services, please contact marketing@citypropertyglasgow.co.uk

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 is burdened to be sold solely for owner/occupation. The subject property is highlighted and outlined red as shown in the attached plan.



PLANNING

Glasgow City Development Plan was adopted on 29 March 2017. The local development plan sets out the Council's land use strategy providing the basis for assessing planning applications - see [City Development Plan](#).

The City Development Plan does not identify land use zones to direct particular types of development. Instead, Policy CDP1 Placemaking encourages development to be informed by a place-based approach, which means new development should be responsive to its context and seek to build upon the benefits of proximity. It is critical that new development is compatible with existing and future uses. This particular property will be of interest to those primarily seeking to renovate the former schoolhouse and return to a mainstream dwelling. Key supplementary planning guidance to consider: -

SG1: Placemaking - Part 2 of the City Development Plan provides detailed planning guidance relating to:

- alterations to dwellings and gardens
- proposals for non-residential use Further information can be obtained here - SG1 - [The Placemaking Principle \(Part 2\)](#)

PRICE

Offers over £255,000 are invited for the property.

HOME REPORT

The property has a valuation of £260,000. A copy of the Home Report can be found on our website along with photographs.

COUNCIL TAX

Council Tax - Band D

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: marketing@citypropertyglasgow.co.uk quoting **"37 Fauldhouse Way, Oatlands"**.

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.

VIEWING & FURTHER INFORMATION

City Property (Glasgow) LLP

Exchange House, 229 George Street, G1 1QU



Interested parties wishing to view the subjects should register via our **website**, email **marketing@citypropertyglasgow.co.uk** or telephone 0141 287 6161

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 August 2024.

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