



2/2, 12 SOUTHPARK AVENUE | HILLHEAD







2/2, 12 Southpark Avenue Hillhead

DESCRIPTION

A particularly substantial two-bedroom, second floor tenement apartment which benefits from a prominent corner position within an attractive East-facing blonde sandstone tenement; tucked away in the extremely peaceful and leafy residential pocket of Hillhead in the heart of Glasgow's bustling West End.

Despite its highly central and convenient location, this is an extremely peaceful part of the West End which is known for its grand tenements and enviable proximity to Glasgow University. Hillhead is perfectly placed for gaining quick, easy access to all West End amenities including restaurants, bars, coffee shops, boutiques and cafes. Hillhead is also very handy for gaining rapid access to major road networks, being just over 1 mile from Southbound access to the M8 motorway (junction 18). This area is also well-placed for gaining quick access to public transport links including bus services that are available from Great Western Road & Gibson Street, with Underground Rail Stations at Hillhead & Kelvinbridge.





The home for sale is held within an attractive blonde sandstone tenement which has been maintained to a good standard by the appointed factor. The building has a secure entrance which gives access to a bright and tidy communal hall and stairway. At the rear of the building there is a neat resident's garden with refuse storage area and a traditional 'drying green'.

As you will see from the attached photographs and HD video, this is an extremely bright, impressive apartment which offers highly spacious accommodation which would be well-suited to a professional couple, growing West End family or indeed students attending Glasgow University. The property benefits from impressive ceiling heights throughout, has lovely traditional features and a fabulous East-facing corner position that floods the accommodation with natural light. As a result of the broad, corner position and the fact that there are no buildings diagonally opposite – the property offers tremendous open views that can be pleasantly distracting and within seconds of walking into the living room, you find yourself drawn to the window area from where you will begin picking out local landmarks or counting the church spires of the West End skyline.

The substantial accommodation comprises; welcoming reception hallway which provides access to each of the principal apartments and a large cupboard, beautiful bay window lounge with dual aspect window arrangement and fabulous shelving, Broad dining kitchen with central island & full complement of appliances including stainless steel range style cooker, beautiful main bathroom with four-piece suite including eye-catching roll top bath and two large king-sized bedrooms of which the principal is particularly spacious – offering plenty of room for chunky free-standing furniture, desks etc.



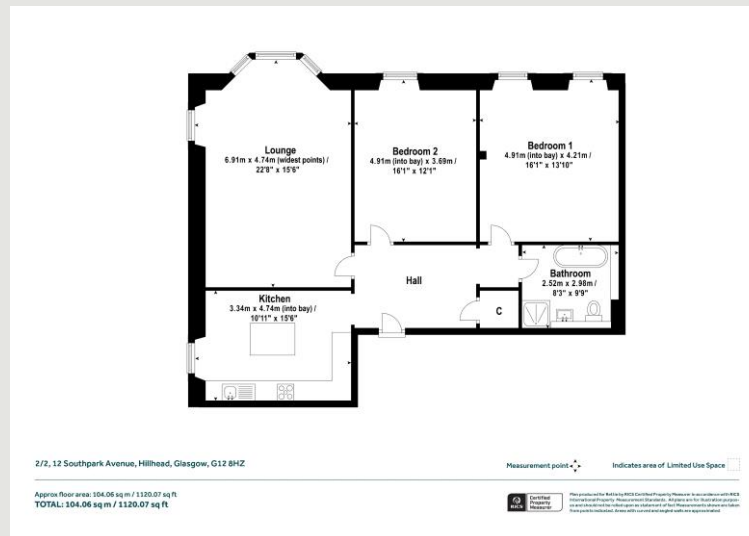
OUTGOINGS

Council Tax Band Category: D
EPC Rating: C

POSTCODE G12 8HZ

VIEWINGS

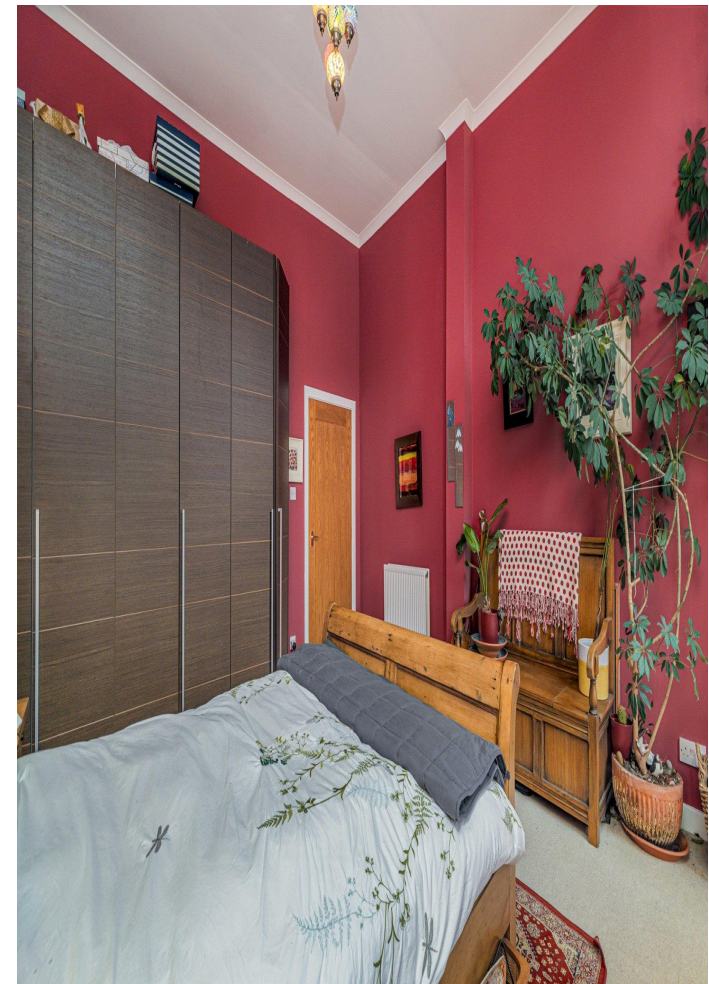
Viewings are available by appointment only. Please call 0141 341 6000 or email glasgowwestend@rettie.co.uk



PROOF AND SOURCE OF FUNDS / ANTI MONEY LAUNDERING

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.



MISREPRESENTATIONS

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that they have satisfied themselves to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



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