



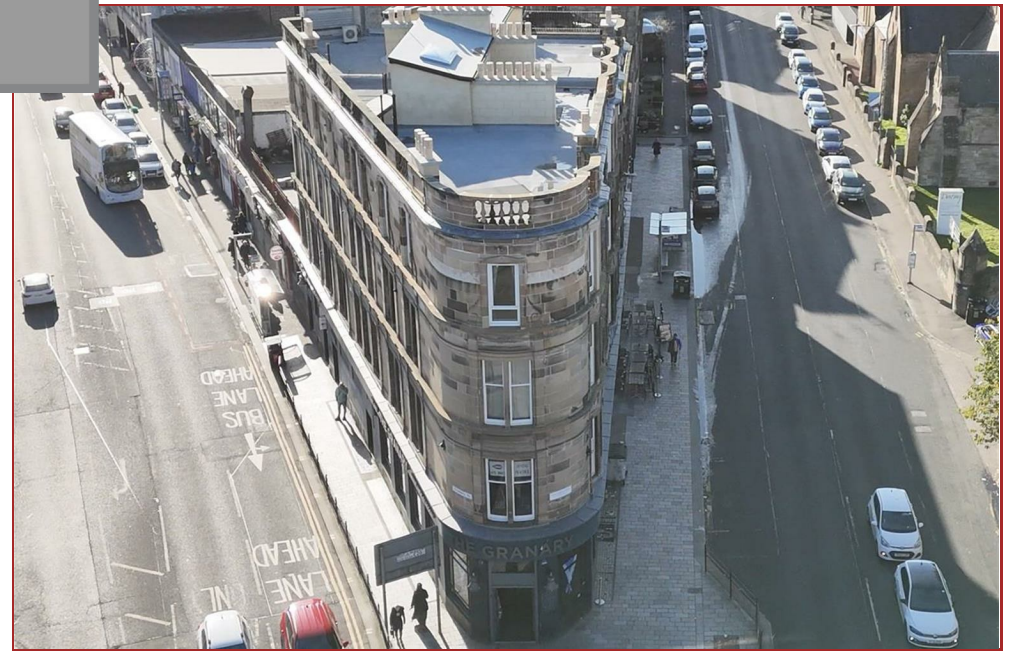
RESIDENCE

1155 Pollokshaws Road, Shawlands, G41 3NG

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RESIDENCE



2 Bedrooms | 1 Public Rooms | 1 Bathrooms



A wonderful opportunity to purchase this 1st floor flat within the iconic 'Crossmyloof Mansions' building in the heart of Shawlands.

Please note that due to the property being classed as commercial at this point, future purchasers will require to be a cash buyer or have a commercial mortgage in place.

Built circa 1900, Crossmyloof Mansions is a prominent and grand corner building which, over the past year, has undergone a significant programme of renovation and improvements which was completed in 2024. This included significant stonework restoration along with the overhauling of the roof and roof terrace, new communal windows and modernisation of the communal staircase and security door system.

The flat started life as a bank, then a two bedroom home until the 1930's at which point it became a successful dental practice right up to the present day. This is a great opportunity to retain the flat as a commercial property and may suit a variety of business purposes. Alternatively, there is the option to return the flat back to residential (subject to relevant permissions).

The current accommodation comprises a reception hall, an impressive corner lounge, two surgery rooms (which would have been bedrooms), a reception area which was the original kitchen and a bathroom. The flat has electric heating and retains the traditional sash & casement windows. There is a residents roof terrace which enjoys impressive views over Glasgow.

Shawlands is a thriving area on Glasgows southside with a great choice of amenities on its doorstep including shops, bars, coffee houses and restaurants. There are numerous high street shops nearby, including Tesco, Sainsburys and Morrisons whilst Queens Park is a short walk away, offering a host of recreational activities and a fortnightly farmers market. For those commuting there are several bus and train lines linking Glasgow, whilst motorway links provide easy access to Glasgow City.

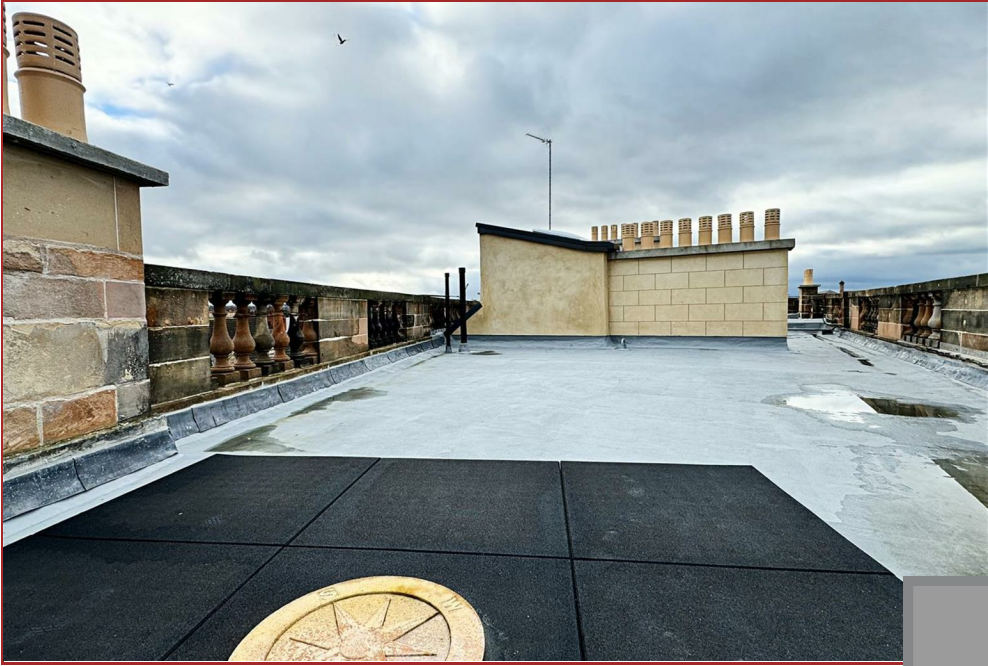


861.12 sq ft | EER =



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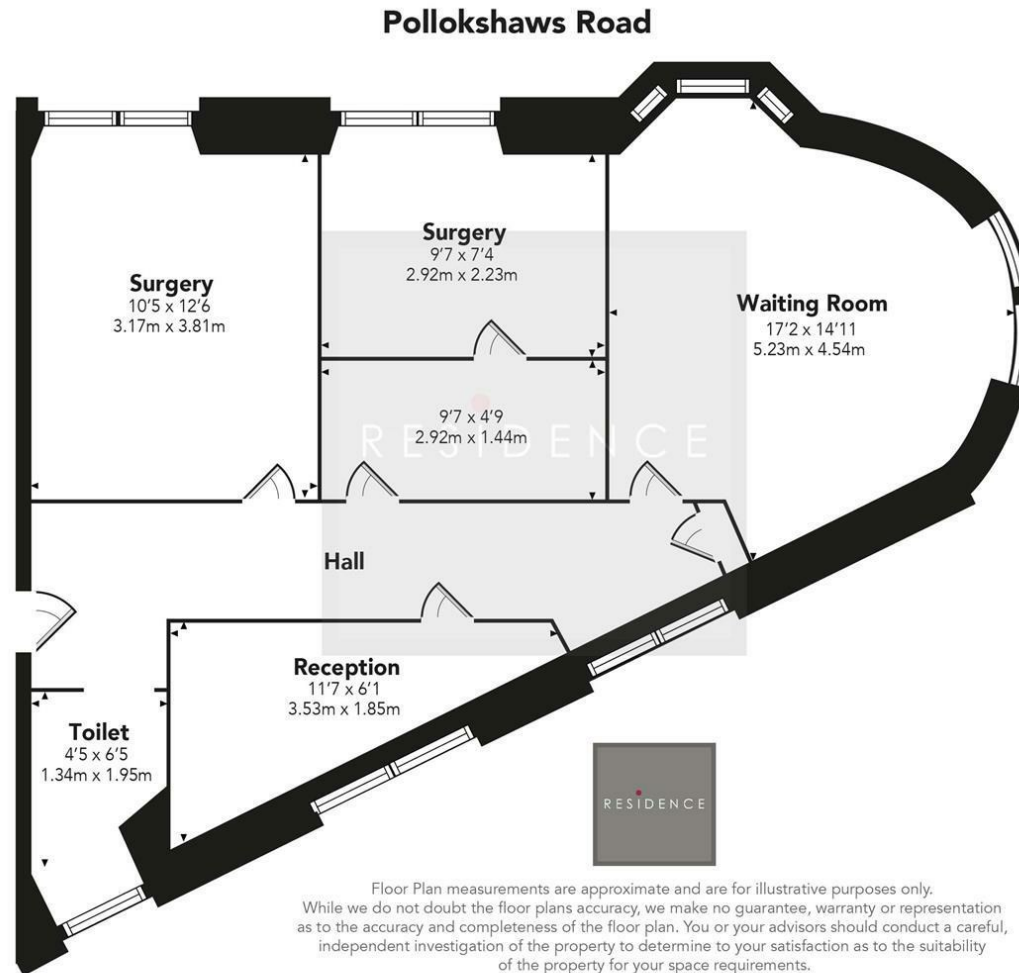


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Viewing by appointment with Residence Uddingston

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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.