



**MITCHELLS
ROBERTSON**



Second Floor Flat
Flat 2/1, 15 Cresswell Street, Glasgow, G12 8BY
offers over £259,000





[Flat 2/1, 15 Cresswell Street, Hillhead, G12 8BY](#)

Appealing Second Floor Flat in sought after West End Locale. The property is convenient for an abundance of local amenities including numerous shops, bars, restaurants, cafes and public transport services. It is within easy walking distance of Glasgow University, The Art Gallery and The Botanic Gardens. Whilst the property will require upgrading and modernization it presents an excellent opportunity to purchase a traditional sandstone tenement in such a popular high amenity area.

The accommodation extends to generous entrance hall, bay windowed lounge, 2 double bedrooms, a dining sized kitchen and a bathroom with small cloakroom. Early viewing is highly recommended to avoid disappointment.

[Entrance Vestibule](#)

Generous hall giving access to all apartments. Wall mounted electric meter. 2 x shelved presses.

[Lounge](#) 6.40 m x 3.90 m / 21'0" x 12'10"

Spacious bay windowed lounge with tiled fireplace to focal wall. Shelved press.

[Kitchen Dining Room](#) 5.30 m x 3.10 m / 17'5" x 10'2"

The kitchen required modernisation and presently has some basic cupboards, sink and drainer, slot in electric cooker, twin tub washing machine and free standing fridge freezer. Window to rear. Dining recess offering space for small dining table and chairs.

[Bedroom 1](#) 5.80 m x 3.00 m / 19'0" x 9'10"

Master bedroom with twin windows overlooking the front of the property. Deep storage cupboard. Picture rail.

[Bedroom 2](#) 4.50 m x 2.90 m / 14'9" x 9'6"

second double sized bedroom with window to the rear.

[Cloakroom](#)

A small cloakroom with original coal bunker leads to the bathroom

[Bathroom](#) 2.80 m x 1.60 m / 9'2" x 5'3"

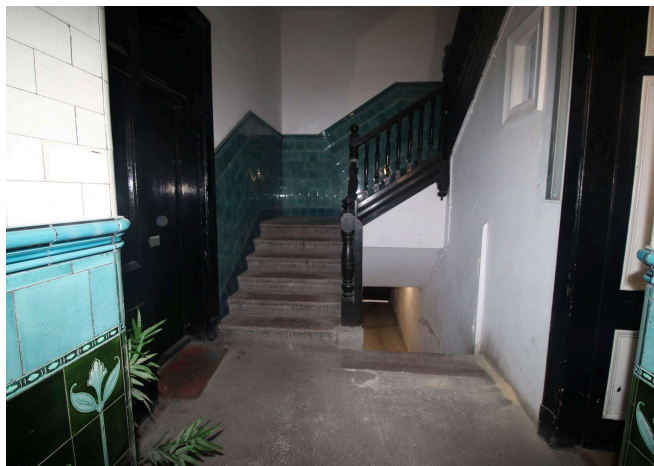
Part tiled bathroom with white three piece suit comprising WC, wash hand basin and bath. Opaque window to the rear.

[Communal Gardens](#)

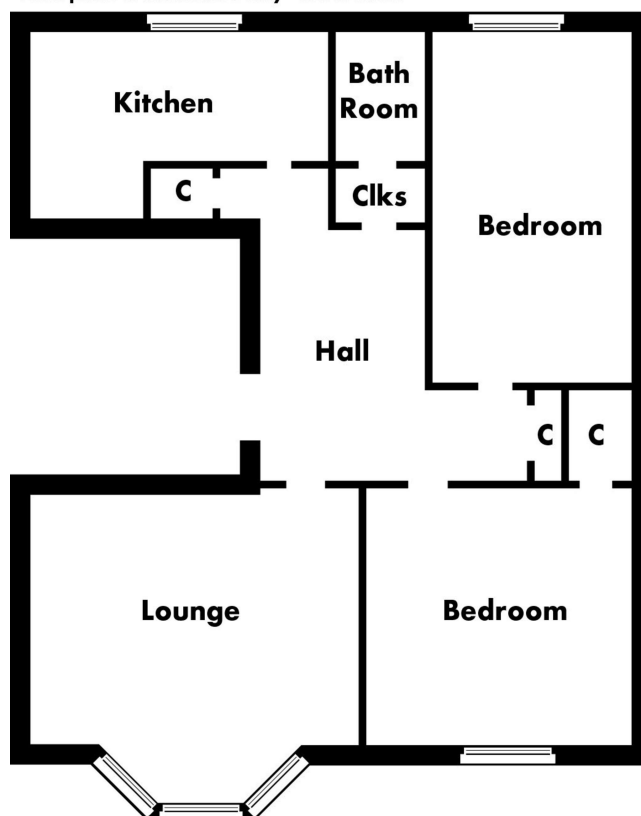
There are communal gardens to the rear with access to the bin store.

[Entry](#)

Please note that an entry date will not be possible before August/September 2025



Floor plans are indicative only - not to scale.



SELLERS

Client of Mitchells Robertson

ENTRY DATE

August/September 2025

VIEWING

Through Solicitors

TAX BAND

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SCOTTISH STANDARD MISSIVES:

Offers are invited in the form of the Scottish Standard Missives.

DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



**MITCHELLS
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