



cruive
ESTATE AGENTS

OFFERS OVER

£349,000

Mansionhouse Road
Glasgow, G41 3DN

PROPERTY SUMMARY

*****CLOSING DATE TUESDAY 18TH MARCH AT 12PM***** Located on the attractive, leafy address of Mansionhouse Road, within the Victorian 'Boswell House' is this beautiful two bedroom apartment. Benefitting from a prime elevated position this substantial home enjoys arguably one the best views on the Southside of Glasgow. Constructed circa 1860 for the notable locomotive engineer and industrialist William Lorimer, Boswell House boasts a plethora of period features sympathetically retained when the building was converted into apartments.

The spacious layout of apartments comprises; broad and welcoming reception hallway, stunning lounge with striking vaulted ceiling, intricate cornice work, feature fireplace and bay window affording views across the Southside of Glasgow, and stylish dining size modern fitted kitchen with large central island, also with vaulted ceiling and detailed coving.

The two bedrooms both have attractive cathedral style window and fitted storage. Completing the generous accommodation is a modern three-piece bathroom with Japanese plunge bath and over-bath shower, and a modern two-piece cloaks/wc.

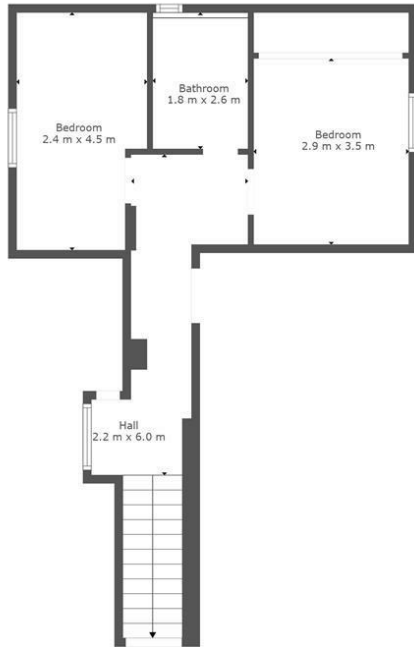
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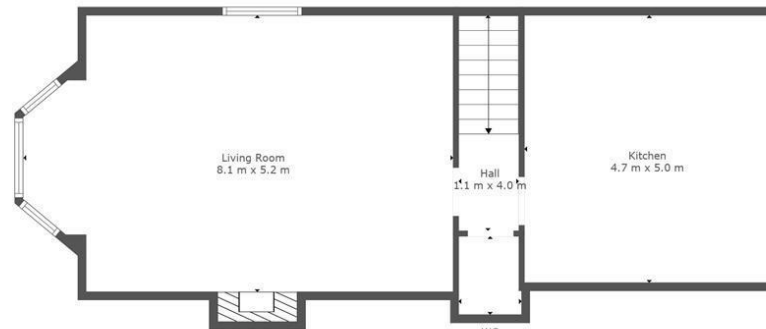








Floor 1



Floor 2

TOTAL: 112 m2
FLOOR 1: 42 m2, FLOOR 2: 70 m2
EXCLUDED AREAS: FIREPLACE: 1 m2

This Floorplan Is Intended To Give An Indication Of The Layout Only.



LOCAL AUTHORITY

Glasgow City

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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