

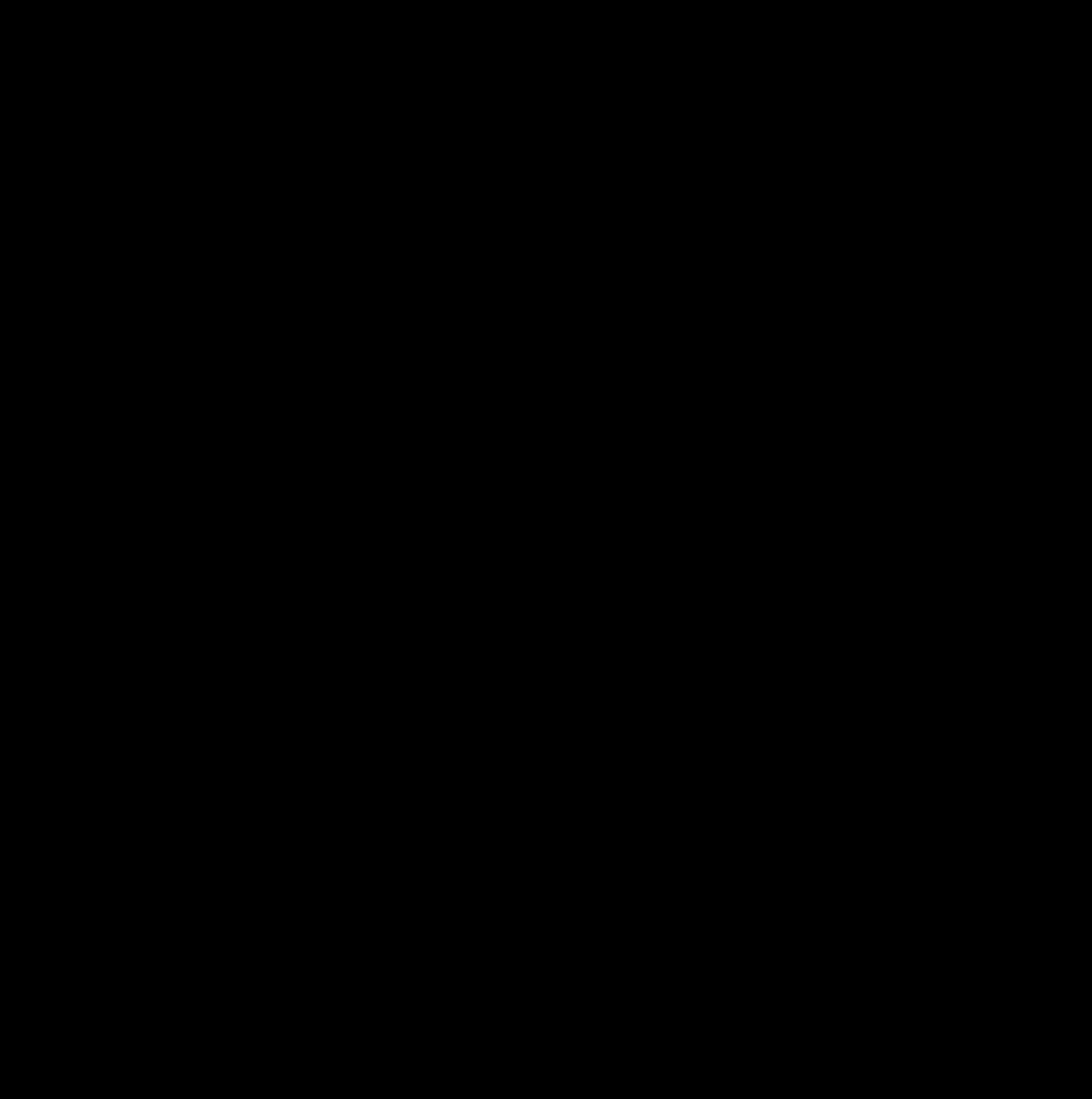
49 & 52
St Vincent Crescent

FINNIESTON



c o r u m

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An exciting development opportunity on St Vincent Crescent with two main door ground and garden level apartments, within this much admired, A-listed crescent designed by Alexander Kirkland circa 1850. The properties are a central feature of St Vincent Crescent with a Pagoda style entrance to each main door.

For sale as a whole or in two separate lots, the properties are currently a commercial office and a planning application has been submitted for residential use and subdivision into four residential apartments

Welcome to Finnieston

Today Finnieston has been promoted and built up as a modern residential and leisure area, mirroring Shoreditch in London. To this end many new bars and restaurants have been established, including The Ox & Finch, The Gannet, Th Sole Club, The Kelvingrove Café, The Crabshakk and The Finnieston. Finnieston Street is a major junction on the Clydeside Expressway, and on 18th September 2006, was augmented with the addition of the Clyde Arc (known locally as "The Squinty Bridge") over the River Clyde.

Finnieston is also home to the SEC and the world-renowned OVO Hydro, where many events and concerts are held.

Public transport is available by bus and rail and there are excellent road links to Glasgow City Centre, via the Clydeside Expressway, the Clyde Tunnel and motorways.







EXISTING PLANS



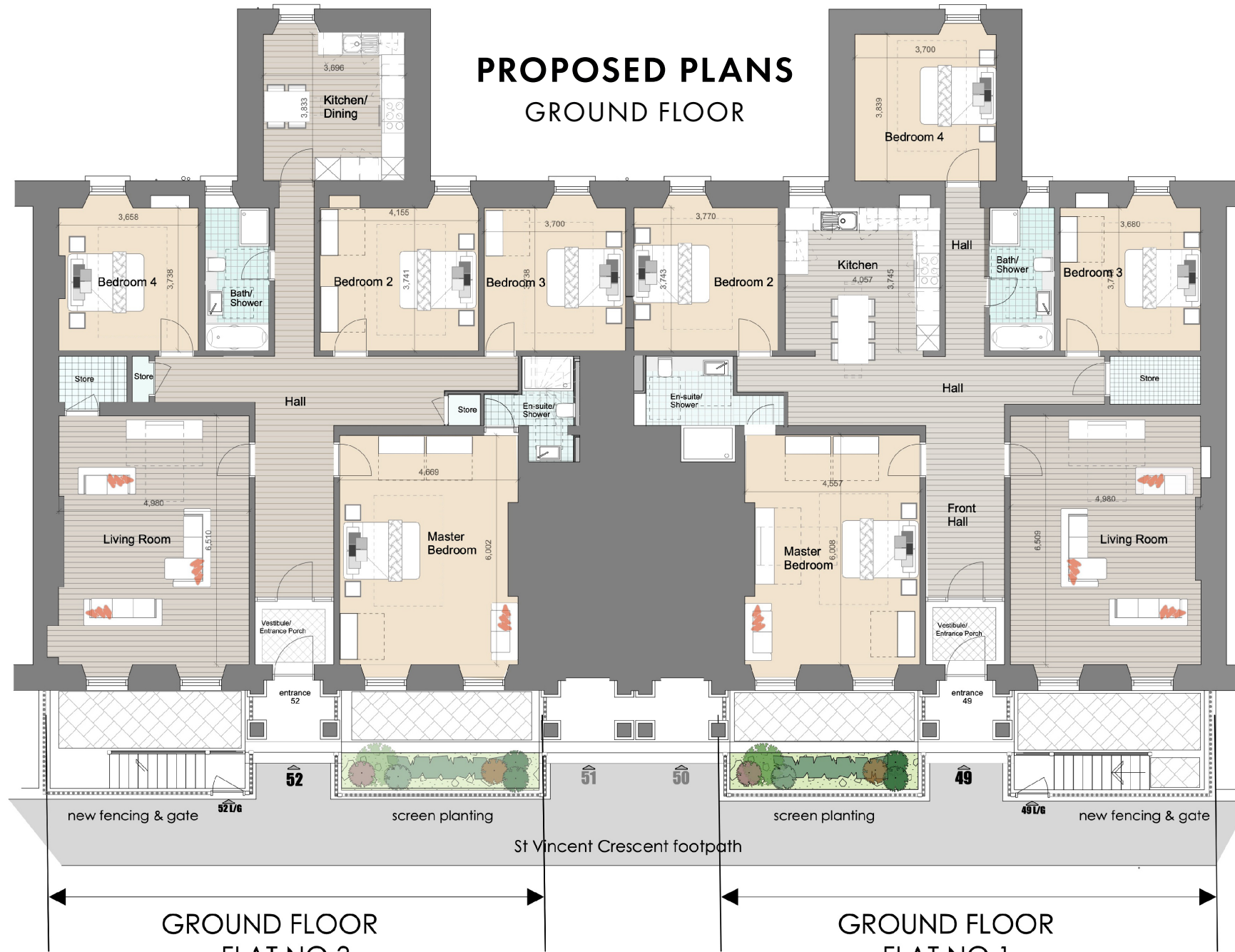
GROUND FLOOR



BASEMENT

PROPOSED PLANS

GROUND FLOOR



Living room
4.98m x 6.51m
(16.33ft x 21.36ft)

Kitchen/ Dining
3.70m x 3.83m
(12.14ft x 12.60ft)

Master Bedroom
4.67m x 6m
(12.62ft x 19.69ft)

Bedroom 2
4.16m x 3.74m
(13.65ft x 12.28ft)

Bedroom 3
3.70m x 3.14m
(12.13ft x 10.10ft)

Bedroom 4
3.66m x 3.74m
(12ft x 12.27ft)

Living room
4.98m x 6.51m
(16.33ft x 21.36ft)

Kitchen/ Dining
4.06m x 3.74m
(13.32ft x 12.28ft)

Master Bedroom
4.56m x 6m
(14.97ft x 19.69ft)

Bedroom 2
3.78m x 3.74m
(12.40ft x 12.28ft)

Bedroom 3
3.68m x 3.75m
(12.10ft x 12.30ft)

Bedroom 4
3.70m x 3.83m
(12.14ft x 12.60ft)

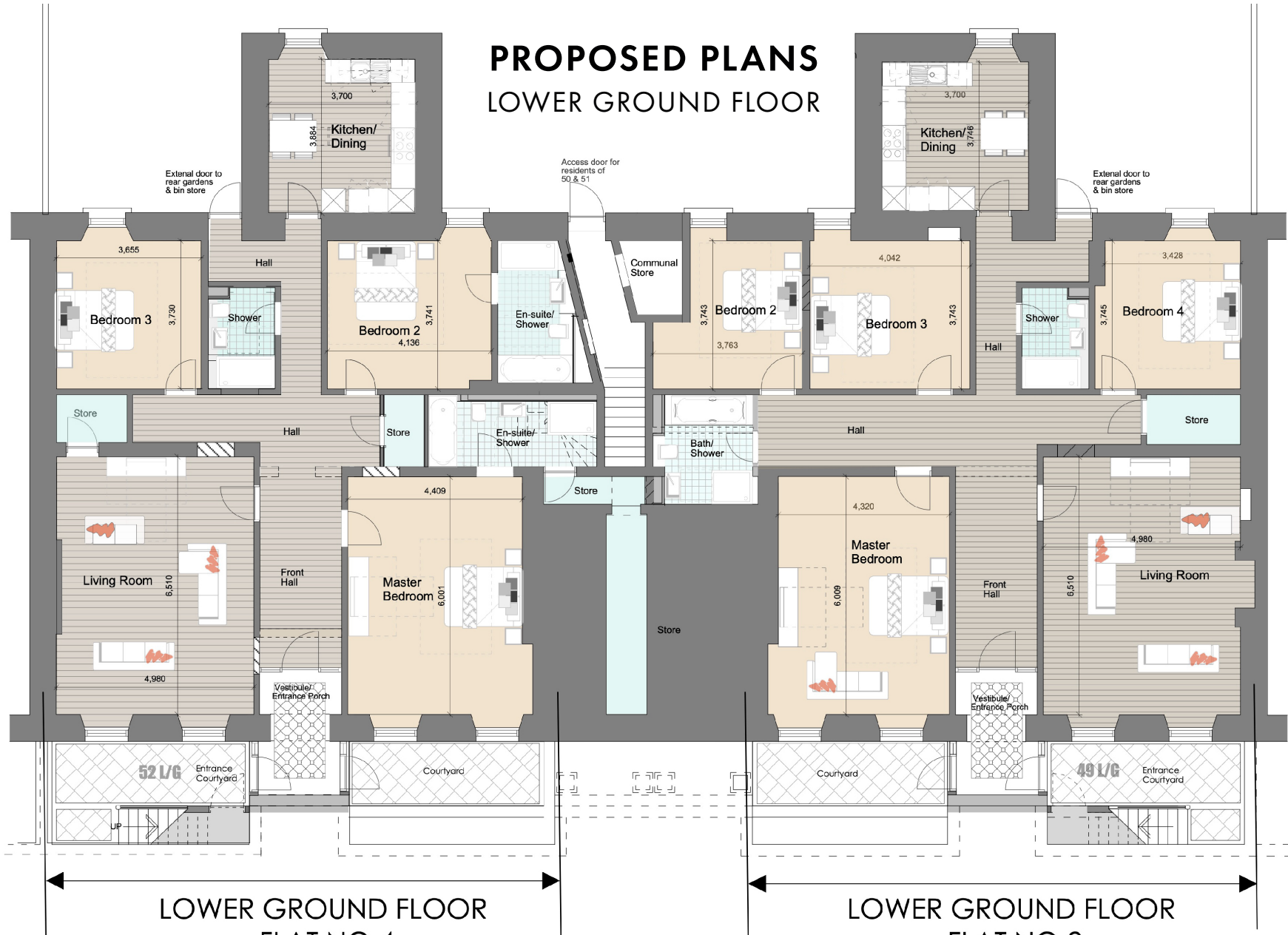
GROUND FLOOR
FLAT NO 3
4 Bedrooms
(No 52 St Vincent Cres)

GROUND FLOOR
FLAT NO 1
4 Bedrooms
(No 49 St Vincent Cres)

*The dimensions and areas being indicative and approximate and should not be relied upon

PROPOSED PLANS

LOWER GROUND FLOOR



Living room
4.98m x 6.51m
(16.33ft x 21.36ft)

Kitchen/ Dining
3.70m x 3.83m
(12.14ft x 12.60ft)

Master Bedroom
4.41m x 6m
(12.47ft x 19.69ft)

Bedroom 2
4.14m x 3.74m
(13.58ft x 12.27ft)

Bedroom 3
3.66m x 3.73m
(12ft x 12.24ft)

Living room
4.98m x 6.51m
(16.33ft x 21.36ft)

Kitchen/ Dining
3.7m x 3.75m
(12.14ft x 12.30ft)

Master Bedroom
4.32m x 6.01m
(14.18ft x 19.72ft)

Bedroom 2
3.77m x 3.74m
(12.37ft x 12.27ft)

Bedroom 3
4.04m x 3.74m
(12.25ft x 12.27ft)

Bedroom 4
3.43m x 3.75m
(11.25ft x 12.30ft)

LOWER GROUND FLOOR
FLAT NO 4
3 Bedrooms
(No 52 St Vincent Cres)

LOWER GROUND FLOOR
FLAT NO 2
4 Bedrooms
(No 49 St Vincent Cres)

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