



FIRST FLOOR APARTMENT

**8 CALEDONIAN MANSIONS
7 OTAGO STREET
KELVINBRIDGE
G12 8HQ**



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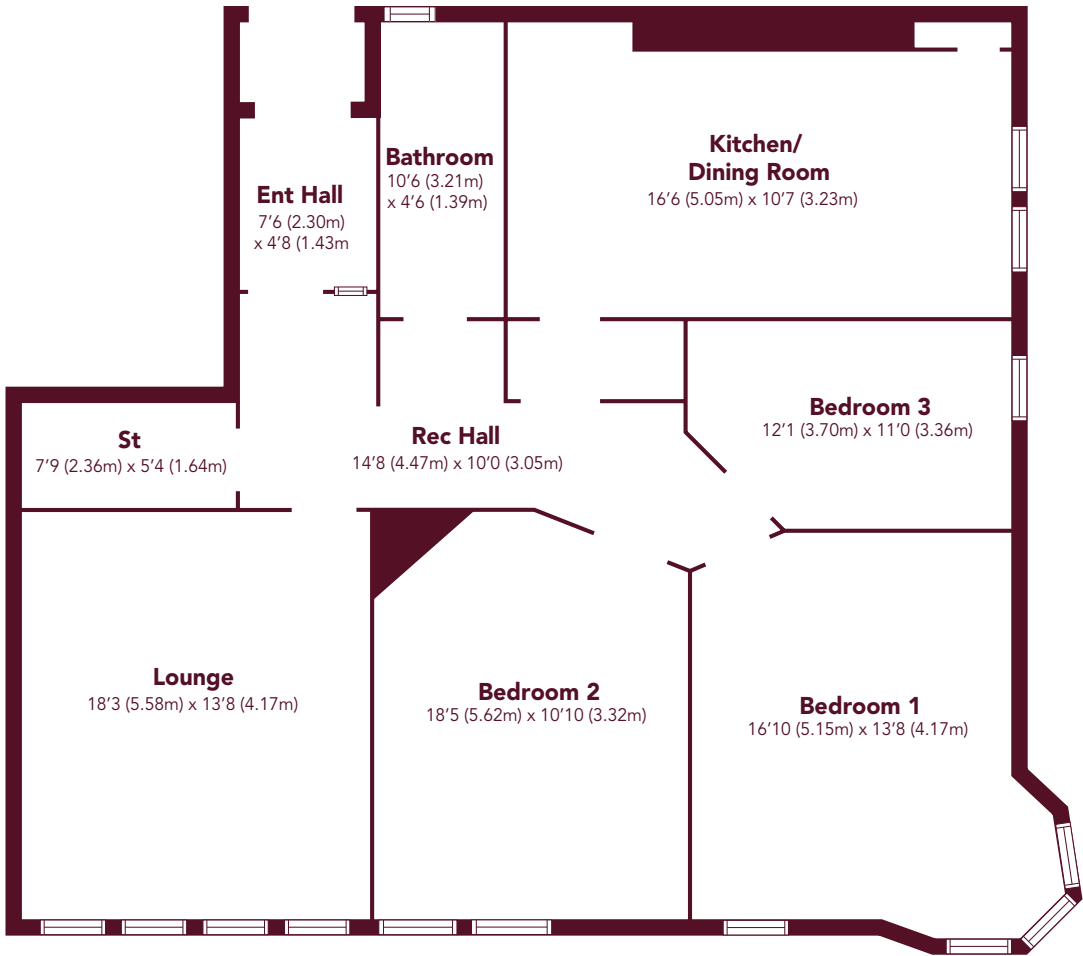
FIRST FLOOR APARTMENT within one of the West Ends most iconic buildings, the much admired and revered Caledonian Mansions comprises an “A” listed building constructed circa 1898 and designed by one of the cities renowned architects James Millar.

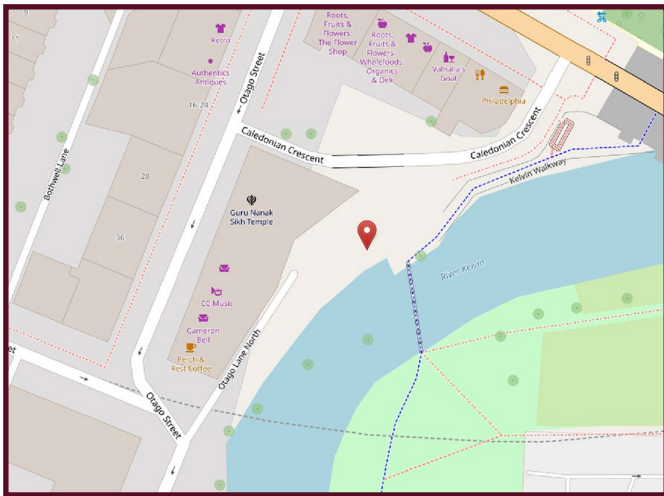
Situated immediately at Kelvinbridge with the underground station nearby with a wide and varied range of artisan shops, cafes and restaurants, in addition to being within walking distance of Byres Road, Glasgow University and the City Centre. It also nearby excellent schooling to include The Glasgow Academy and Hillhead High.

Security controlled access onto entrance with stairs to a stone walkway with views over residents communal gardens below and over the surrounding district, covered outer entrance, large entrance vestibule, broad reception hall with deep walk-in storage cupboard, impressive 18’3 lounge with recessed display alcove with storage below, main bedroom with corner bay window enjoying aspects along Great Western Road, two further double bedrooms, generous family sized dining kitchen and bathroom. The property is served by gas central heating.

Measurements

ENTRANCE HALL	7’6 (2.30m) x 4’8 (1.43m)	BEDROOM THREE	12’1 (3.70m) x 11’0 (3.36m)
RECEPTION HALL	14’8 (4.47m) x 10’0 (3.05m)	KITCHEN	16’6 (5.05m) x 10’7 (3.23m)
LOUNGE	18’3 (5.58m) x 13’8 (4.17m)	BATHROOM	10’6 (3.21m) x 4’6 (1.39m)
BEDROOM ONE	16’10 (5.15m) x 13’8 (4.17m)	CUPBOARD	7’9 (2.36m) x 5’4 (1.64m)
BEDROOM TWO	18’5 (5.62m) x 10’10 (3.32m)		





Travel Directions

Traveling east along Great Western Road from the junction with Byres Road continuing to Kelvinbridge, straight ahead at the traffic lights at the junction with Belmont Street on left and Caledonian Mansions is the red sandstone building on right and access is the first entrance on Otago Street.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

C

Council Tax

Band E.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars 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.



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