

Scotland House, Cirencester, Gloucestershire.

£189,950 Leasehold









Flat 1, Scotland House, Cirencester, Gloucestershire.

Directions
Please use the postcode GL7 2NH or call the office at any time for detailed directions from your location.

Summary
A rather special duplex apartment occupying part of one of Cirencester's most recognisable Grade II listed buildings, right in the heart of the historic Market Place. Full of charm and individuality, the accommodation is arranged over two floors, with high ceilings, sash windows, attractive curved walls and quite exceptional views across the town centre. A wonderful opportunity to enjoy everything this popular Cotswold town has to offer, quite literally on your doorstep.

Step inside
Accessed via a communal entrance, the apartment has its own entrance hall with stairs leading to the upper floor. The living room is a particularly attractive space, with high ceilings and two large sash windows allowing plenty of natural light to flood in.
The kitchen is full of character, with a distinctive curved wall, a range of fitted storage, work surfaces, a built-in oven and hob, and space for further appliances. It is, however, the view from the kitchen window that really steals the show, looking directly across the Market Place and its impressive historic architecture. There can be few better spots in town to enjoy your morning coffee.
Upstairs, the generous double bedroom continues the characterful theme with its high ceiling, curved feature wall, built-in wardrobe and wonderful outlook across the town. The bathroom is fitted with a white suite comprising a bath with shower attachment, wash hand basin and WC.

Step outside
Although the property does not have any outside space of its own, it is located next to the Abbey Grounds which is an attractive country park with small lake, bandstand, children's play area, as well as the remains of the original abbey and Roman Wall ruins.

The property does not have parking but there are various options available. As a resident of neighbouring Black Jack Street without parking, Christian in our office will be on hand to discuss further.

Area insight
Town centre living doesn't get much more central than this. Scotland House occupies a distinctive position on Cirencester's historic Market Place, alongside the magnificent parish church and at the entrance to Black Jack Street, one of the town's most charming streets. Independent shops, cafés, restaurants, traditional pubs and regular markets are all quite literally on the doorstep. From a leisurely Sunday breakfast to the bustling markets and seasonal celebrations, this is a home from which to enjoy the very best of Cirencester life.
The town also benefits from excellent connections to the wider Cotswolds and road network, with mainline rail services available from nearby Kemble.

Viewing
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Additional services
As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

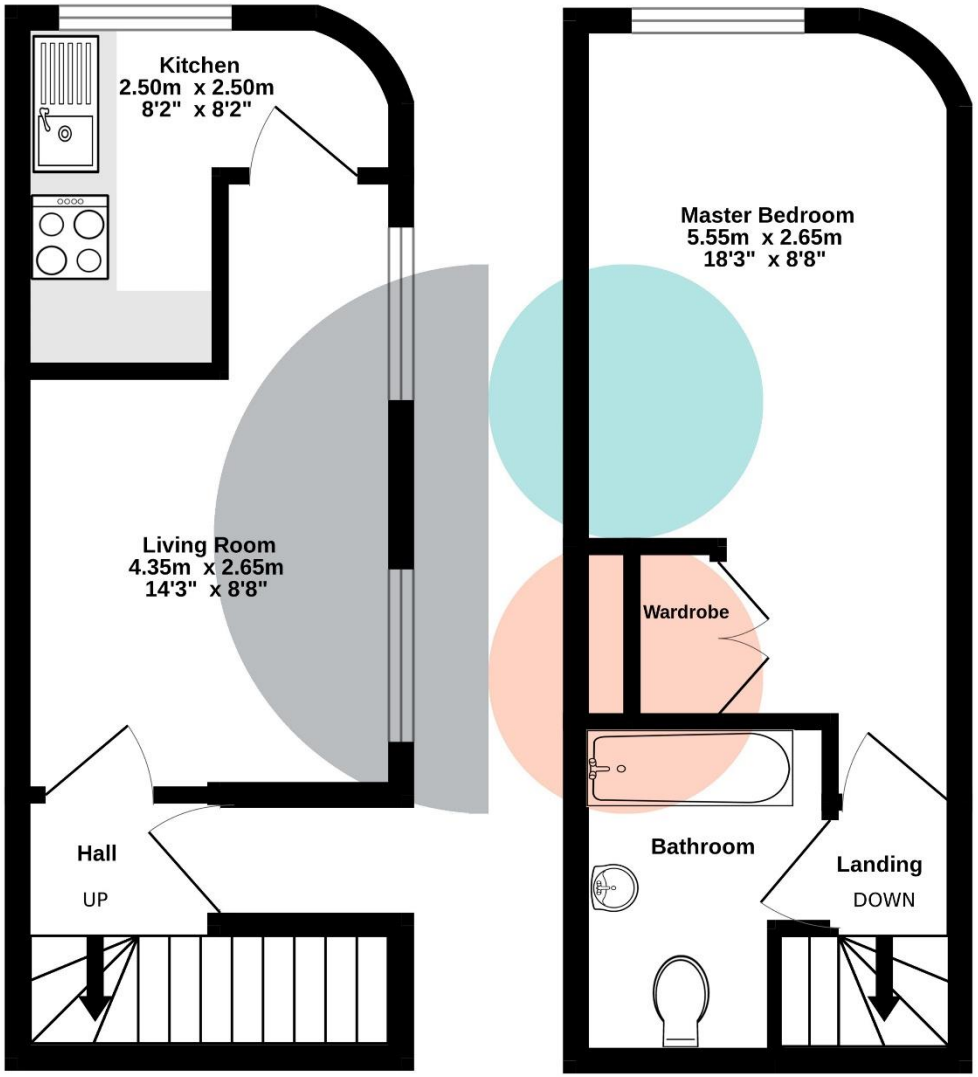
Agents Note
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

01285 885555 01793 750793
hello@christianbenjamin.property

ChristianBenjamin.Property

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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