

546/1/2 Sauchiehall Street

GLASGOW, G2 3LX



SUPERB 4 BED APARTMENT WITHIN AN ICONIC A LISTED BUILDING, WITH HMO POTENTIAL



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We are delighted to offer to the market a fantastic 4 bed apartment, set in the iconic 'Charing Cross Mansions' building. This stunning piece of architecture is a great example of the historic buildings Glasgow is famous for. Designed by renowned Glasgow and London Architect Sir JJ Burnet, 1891 in the French early Renaissance style, with its iconic clock showing the 'Night' and 'Day' figures looking down onto Glasgow's bustling streets.

The property itself offers tremendous development options to continue to be rented, to be used as a stunning home for a family or young professionals, or for investors to turn the space into an HMO (at circa £550 per person per month).

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The spacious property is presented in good order and accommodation comprises a large rectangular hallway which may offer room for a workstation if required. Four good sized bedrooms, all bright and airy with plenty of natural light helping to create relaxing and welcoming rooms. The master bedroom is ensuite and contains a shower over the Bath and a White suite. The spacious lounge is also a generous size and discerning buyers will appreciate the property retains some wonderful period features, including the beautiful decorative wood panelling and fireplace. The kitchen is a great size for the apartment and offers a selection of wall and floor units in a light wood finish with a gas hob, electric oven, and ample space for a washing machine, fridge freezer and dishwasher if required. The space allows for a dining table and there's a delightful window seat offering the perfect place to read a book and enjoy a coffee. The main bathroom contains a white three piece suite with a mains shower over the bath, thereby ensuring a consistent supply of hot water for relaxing showers. The property has gas central heating and sash windows.

There is communal space to the rear of the building and parking is available from any of the nearby multi-storey national car park chains. This is a fantastic property as-is but it also presents so many opportunities for developers and Investors (STPP) to create something really special as a commercial enterprise or for someone with an eye for an interior 'grand design'. Early viewing is essential.

the lounge





the kitchen





bedroom 1



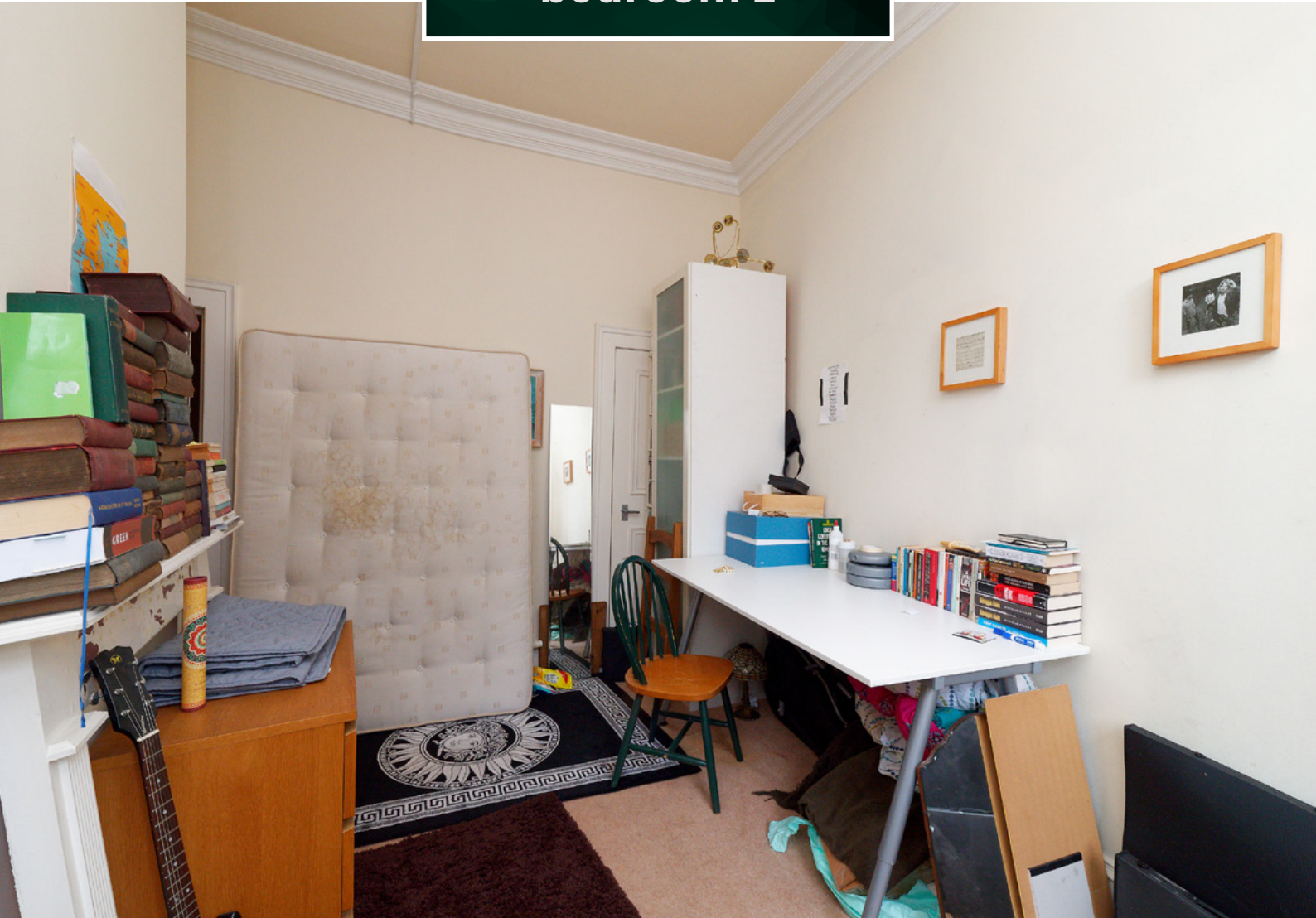


en-suite



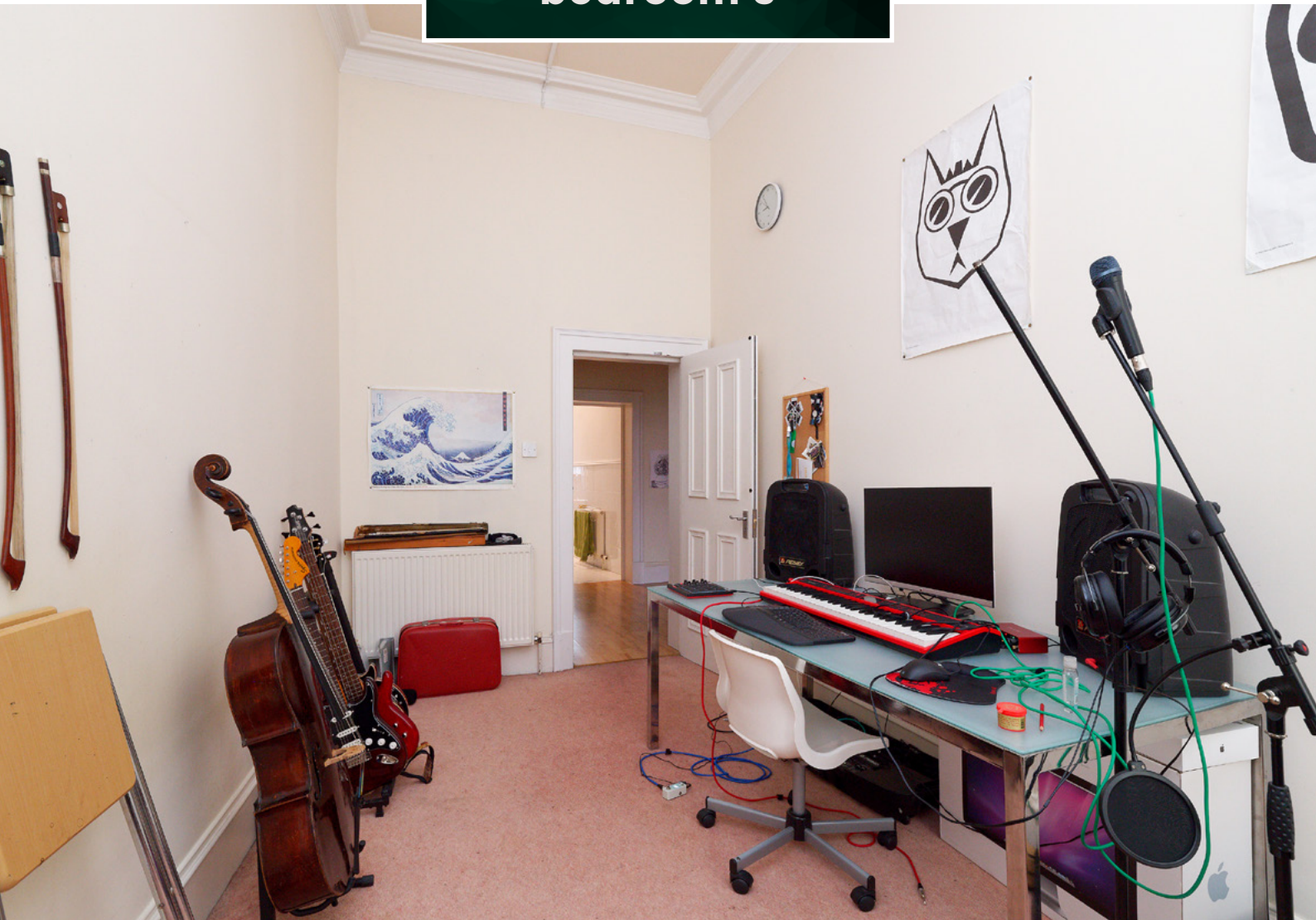


bedroom 2





bedroom 3





bedroom 4





Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 5.25m (17'3")
Kitchen	4.30m (14'1") x 3.25m (10'8")
Bedroom 1	5.20m (17'1") x 4.10m (13'5")
Jack and Jill En-suite	2.40m (7'10") x 2.29m (7'6")
Bedroom 2	4.20m (13'9") x 3.90m (12'10")
Bedroom 3	5.15m (16'11") x 2.65m (8'8")
Bedroom 4	5.10m (16'9") x 2.80m (9'2")
Bathroom	4.20m (13'9") x 2.40m (7'11")

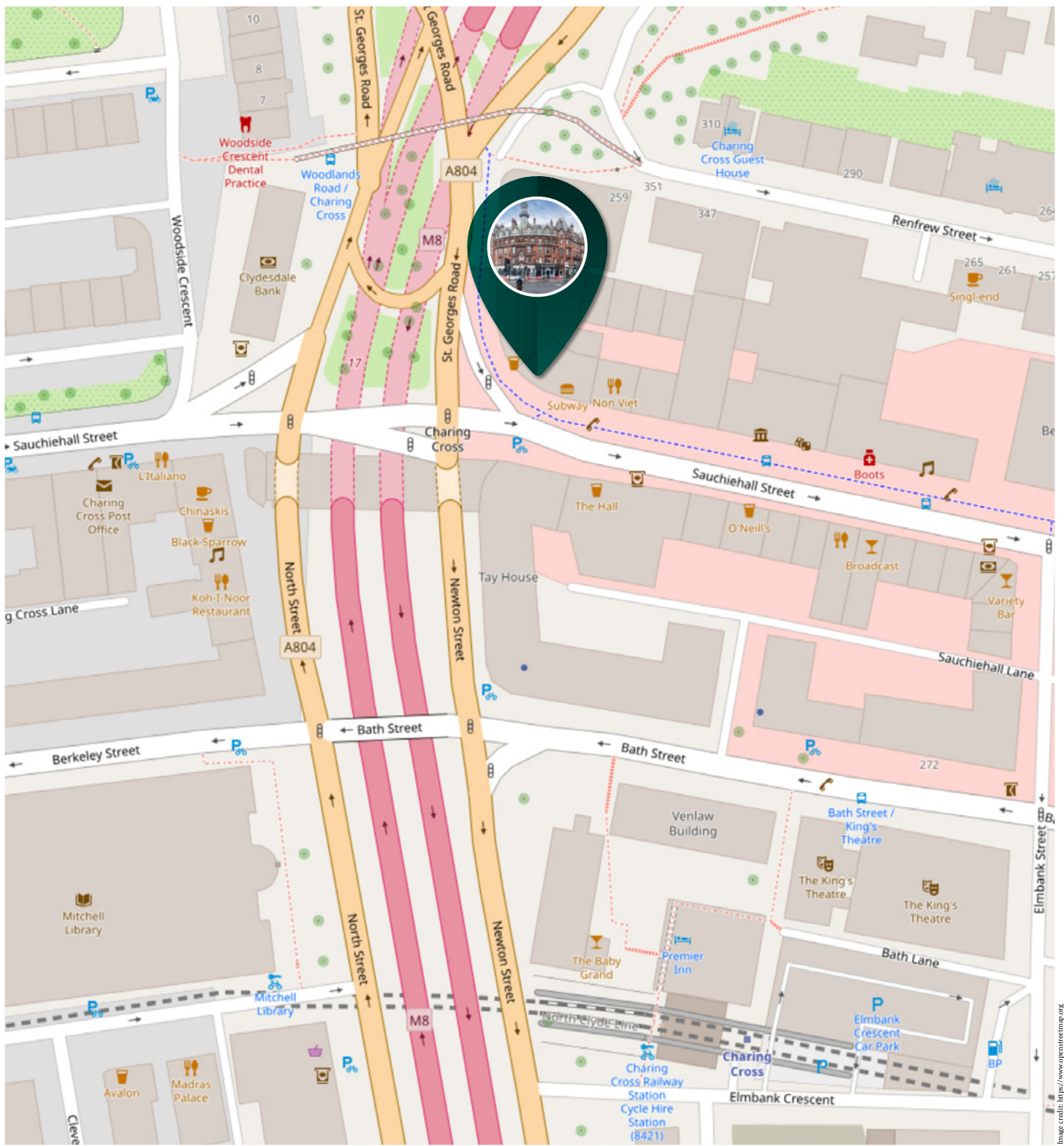
Gross internal floor area (m²): 135m²

EPC Rating: C



Sauchiehall Street is ideally placed for good road networks to the motorway corridors, which together with a frequent bus, rail, and underground service, all combine to provide excellent commuter benefits. Glasgow city centre is within a short stroll and, as with most major cities, has a thriving retail sector and a full range of professional and leisure services. Easy access to the Universities. Glasgow International Airport is only nine miles to the west and has an increasing number of domestic and European destinations.

The Location



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