



THE LOCATION

DENNISTOUN, G31 2LZ

The ever-popular area of Dennistoun is a great place to invest in, benefiting from a wide range of local shops, schools, bars, and food outlets it's appeal seems never-ending.

The area also has a large Victorian Park, Alexandra Park which is perfect for those who like to walk and keep active. The area benefits from an excellent communications network with regular public transport links by road and rail to the heart of the city in fifteen minutes or less. Glasgow International Airport is located only seven miles away and the motorway links mean all areas of central Scotland are easily attainable daily.

For the commuter, it should be noted that the property is just 5 minutes from Alexandra Parade Train Station, and for lovers of the outdoors, Alexandra Park is also close at hand.



20 CRAIGPARK TERRACE

DENNISTOUN, G31 2LZ

We are delighted to offer to the market 20 Craigpark Terrace, Glasgow, a substantial and genuinely rarely available HMO Investment opportunity. This magnificent 8 bedroomed Victorian sandstone villa commands approximately 4,352 sq ft of accommodation space and dates back to an era when properties were built to a standard and exacting quality that is seldom seen today.

The building retains a wealth of period features and offers any prospective purchaser a truly unique set of options; to either continue it as a 10 person/8 bedroom HMO with a minimum of £25k per annum rental income from the sitting tenants of the last 10 years or to develop it into separate serviced accommodation apartments for maximum income or indeed to even turn this magnificent building back to a single dwelling of palatial proportions if required.

Here is a real opportunity for the best developers and Investors to employ their business and creative talents and thoughtfully create space that could offer a stunning development of single apartment rooms or to stick with a solid HMO investment. The property is set in a great location that never ceases to improve in popularity and it's sure to be a popular listing with those who seek a truly unique opportunity.

The property reflects all the grandeur of the Victorian age and retains some truly impressive Victorian features, such as the epic grand pillars and exquisite plaster-work. With just a little adjustment, the entrance hallway would not look out of place in a BBC period drama from the turn of the century Glasgow.

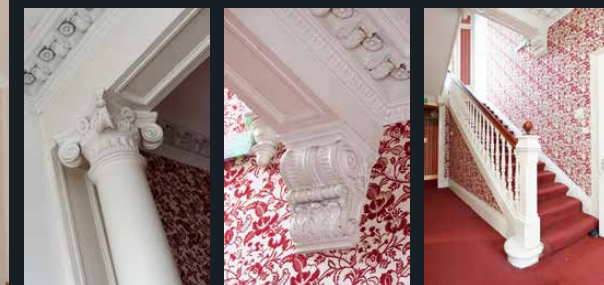
Accommodation is laid out over three levels and comprises:

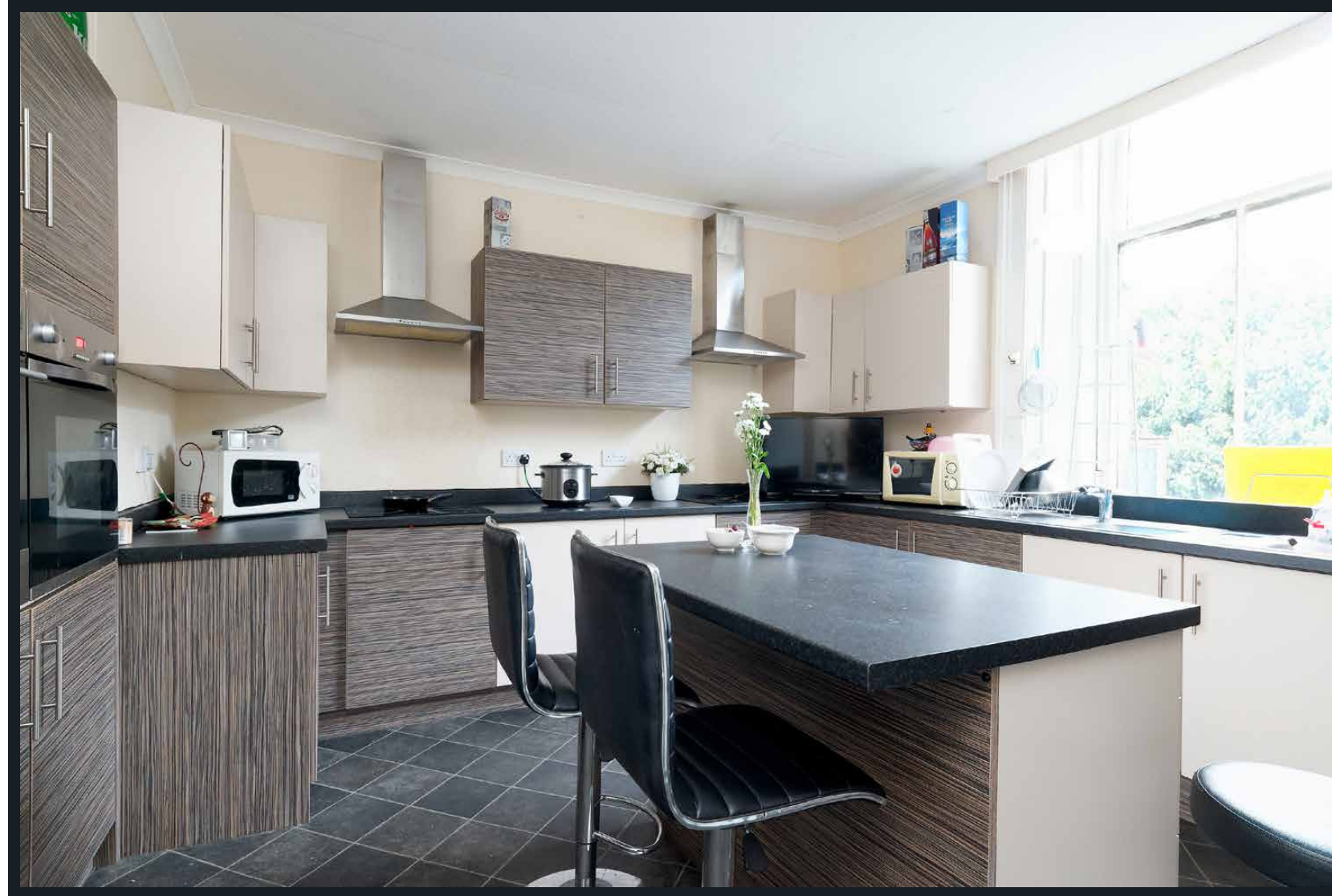
Basement level: 1395 sq ft, Ground floor 1428 sq ft, First-floor level 1428 sq ft. In total there's a large hall, 8 bedrooms, 2 x kitchens, utility room, along with several bathrooms and washing facilities. The large modern kitchen is a real hub of the property and is finished in a great range of units.

Further inspection of the property should be experienced first hand, given the substantial accommodation on offer which as mentioned currently accommodates people throughout an array of 8 bedrooms.

The surrounding grounds are in keeping with the property and parking is on-street. The property benefits from gas central heating and double glazing. Some properties seem to tick all the boxes in terms of investment-grade, return on investment and future capital growth prospects, and we believe this is certainly one of them.

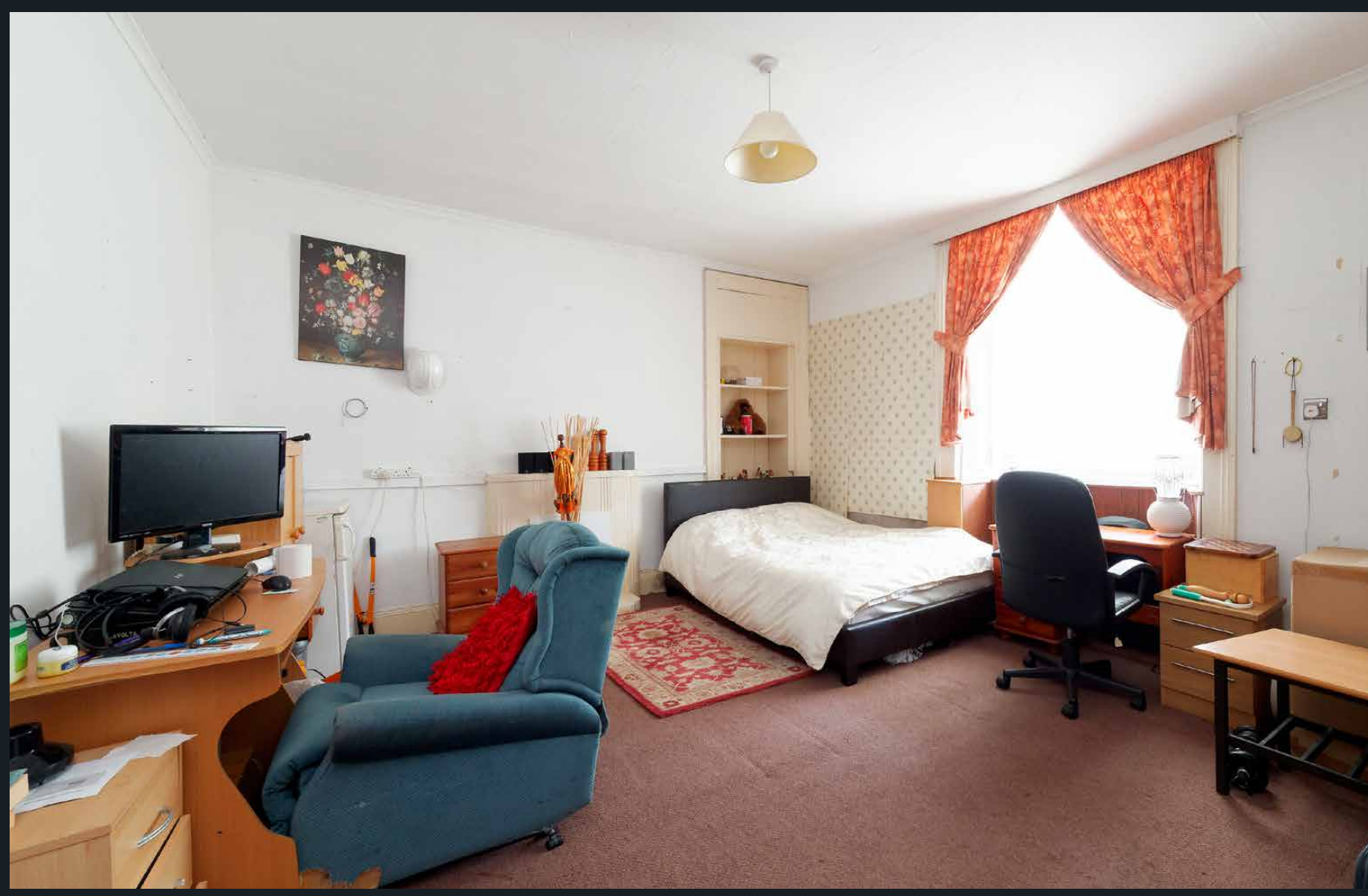
Given the substantial accommodation with this beautiful period building, the close to the city-centre location, the spacious and flexible accommodation on offer, and the guaranteed £25k sitting tenant HMO income, this is a rare and unique opportunity not to be missed. It's definitely worthwhile viewing early.





“... A REAL OPPORTUNITY FOR THE BEST DEVELOPERS AND INVESTORS TO EMPLOY THEIR BUSINESS AND CREATIVE TALENTS ...”





“... MAGNIFICENT 8 BEDROOMED
VICTORIAN SANDSTONE VILLA ...”

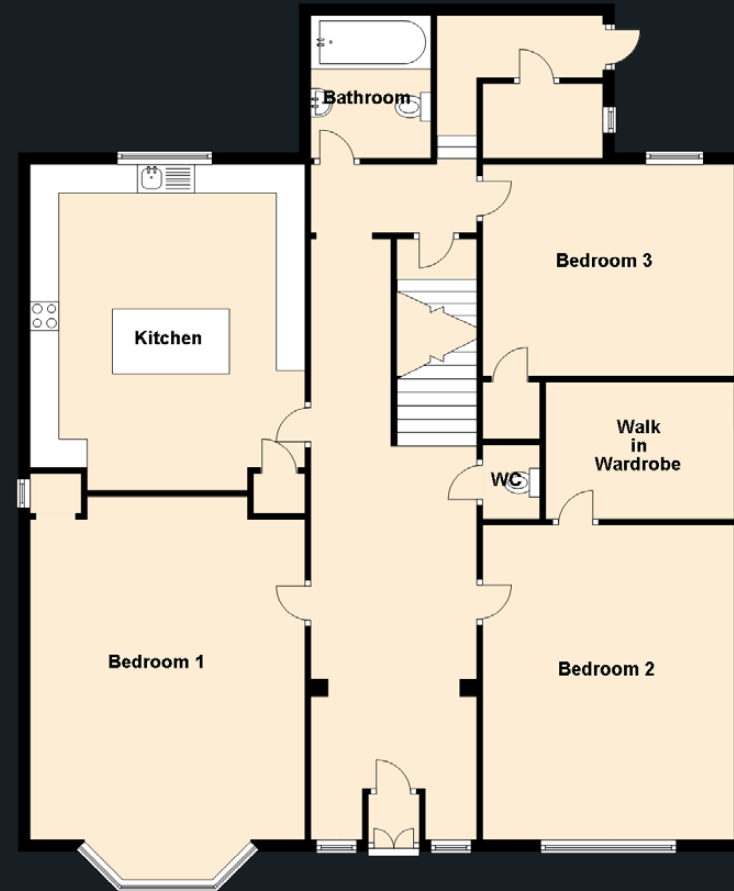


SPECIFICATIONS & DETAILS

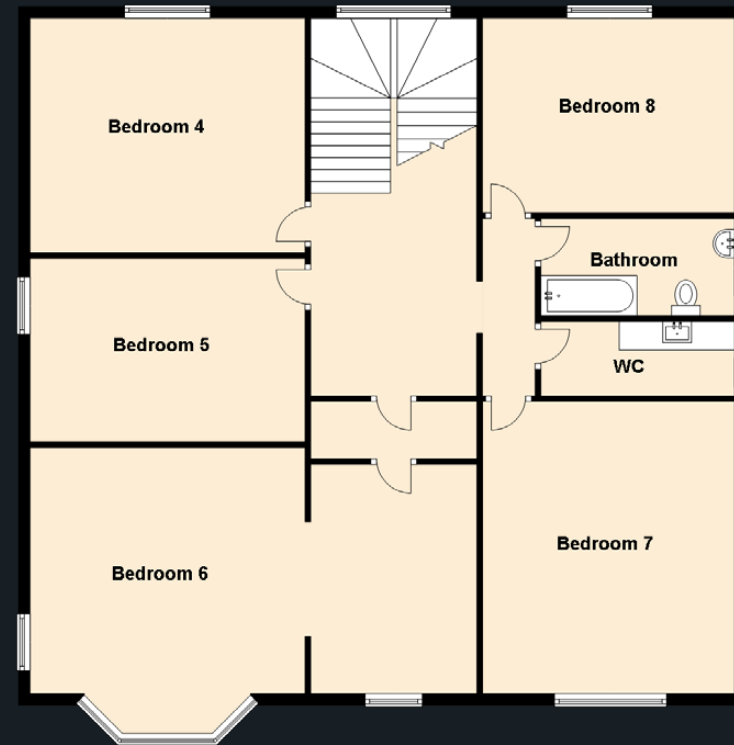
FLOOR PLAN, DIMENSIONS & MAP



Basement



Ground Floor



First Floor

Approximate Dimensions (Taken from the widest point)

Basement	
Kitchen	5.00m (16'5") x 3.50m (11'6")
Bedroom 9	4.30m (14'1") x 3.30m (10'10")
Bedroom 10	6.70m (22') x 4.80m (15'9")
Bedroom 11	4.80m (15'9") x 3.50m (11'6")
Shower Room	2.60m (8'6") x 1.90m (6'3")
WC	2.80m (9'2") x 1.90m (6'3")

Ground Floor	
Kitchen	5.70m (18'8") x 4.80m (15'9")
Bedroom 1	6.00m (19'8") x 4.80m (15'9")
Bedroom 2	5.50m (18'1") x 4.40m (14'5")
Walk in Wardrobe	3.30m (10'10") x 2.40m (7'10")
Bedroom 3	4.40m (14'5") x 3.70m (12'2")
Bathroom	2.50m (8'2") x 2.10m (6'11")
WC	1.30m (4'3") x 1.10m (3'7")

First Floor	
Bedroom 4	4.70m (15'5") x 4.10m (13'5")
Bedroom 5	5.00m (16'5") x 3.20m (10'6")
Bedroom 6	4.50m (14'9") x 4.30m (14'1")
Bedroom 7	4.70m (15'5") x 4.10m (13'5")
Bedroom 8	4.80m (15'9") x 3.40m (11'2")
Bathroom	3.60m (11'10") x 1.70m (5'7")
WC	3.60m (11'10") x 1.30m (4'3")

Gross internal floor area (m²): 460m² | EPC Rating: D

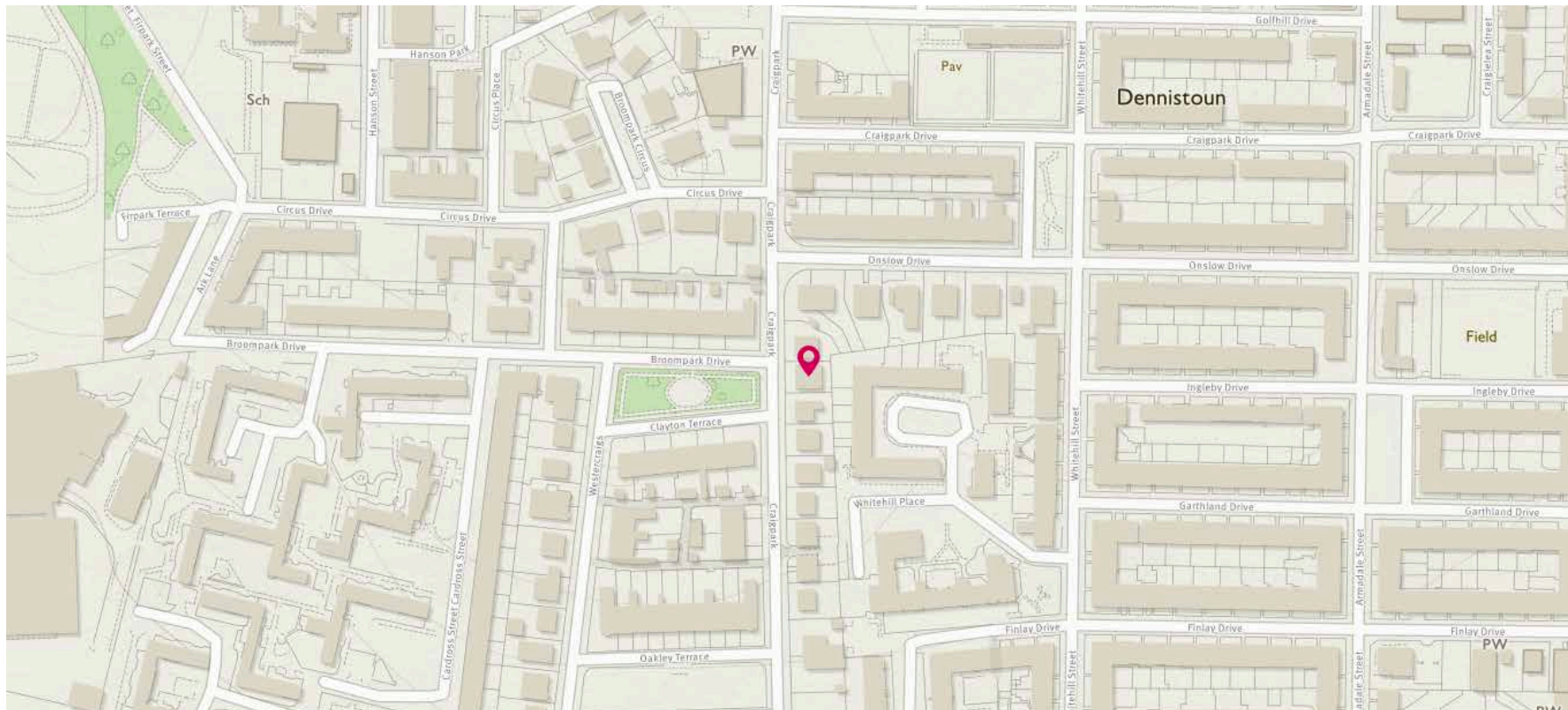


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