

# 18 Grosvenor Crescent Lane

GLASGOW, G12 9AB



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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This property is subject to a Buyers Premium payable by the successful purchaser. We are delighted to bring to the market a rare opportunity to acquire this stunning two-bed main-door garden-apartment, set within a beautiful grade B listed building, within the exclusive address of Grosvenor Crescent Lane, Glasgow. This spacious and charming apartment is nestled beautifully within a quiet residential pocket and offers all the excellent amenities and social scene available within the popular West End. The apartment offers so much lifestyle choice for Professionals to live in, or for those seeking an A grade business opportunity, it currently rents extremely successfully on Airbnb and is generally fully booked.

The accommodation consists of a bright and very spacious formal lounge, which given its shape would suit a range of furniture configurations. The large double windows flood the room with natural light, and original features such as the period fireplace add ambience and create a welcoming focal point for the room.

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The large galley kitchen is finished in a range of white units, with an electric oven, and gas hob, with ample space for the free-standing fridge freezer and breakfast bar. The washing machine and tumble dryer are out of sight located within the utility cupboard. Appliances and furniture may be available by separate negotiation.





The dining room area is nestled beautifully within the apartment, and offers a formal dining space for entertaining.







The tiled bathroom is bright and fresh, finished with a white suite and a mains-fed shower over the bath, ensuring an instant supply for showering. The two double bedrooms are generous and also afford ample space for free-standing furniture as required and built in storage.





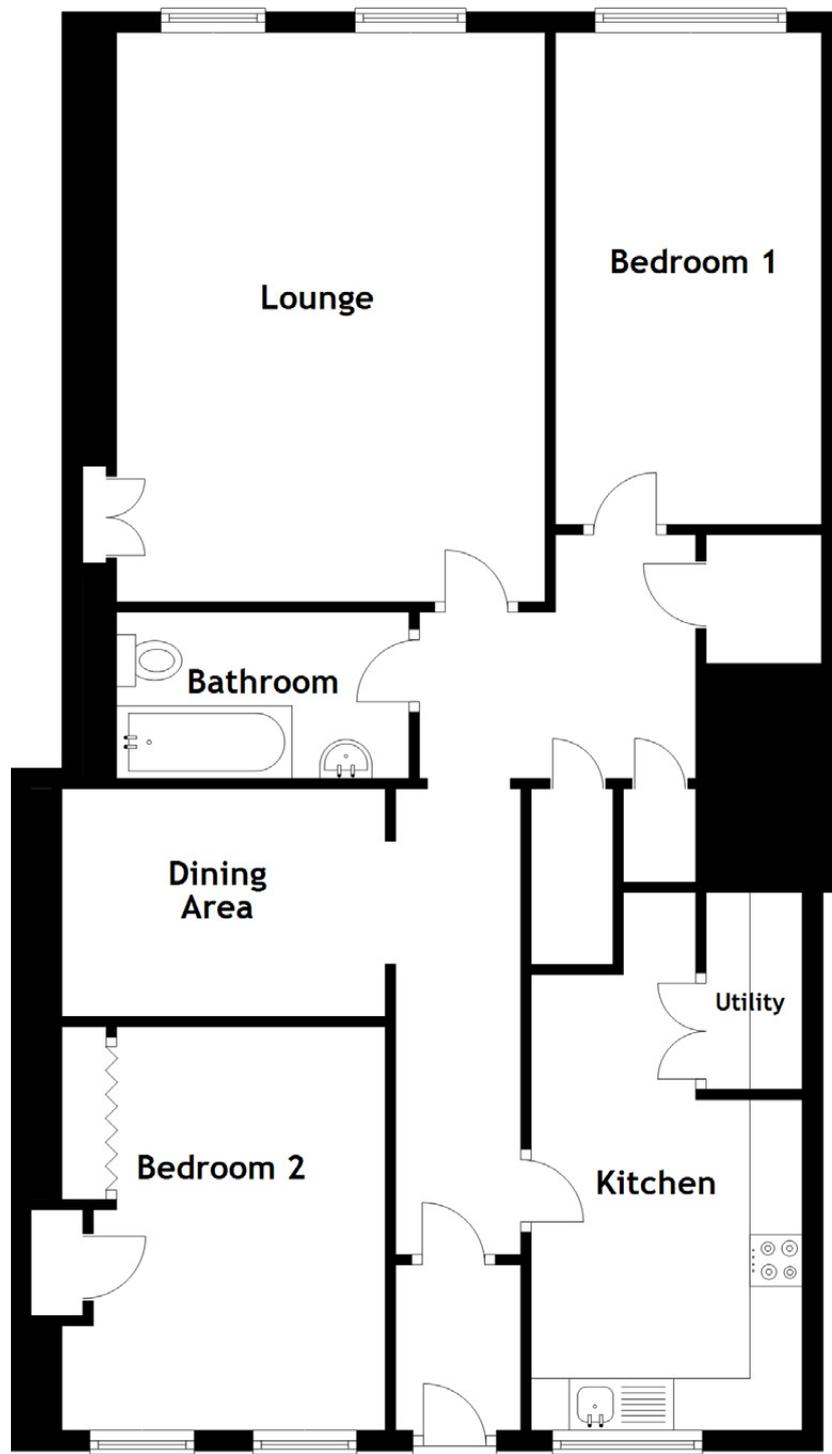
**Bedroom 1**





**Bedroom 2**





Approximate Dimensions

(Taken from the widest point)

Lounge	5.50m (18'1") x 4.10m (13'6")	Bathroom	2.80m (9'2") x 1.60m (5'3")
Kitchen	5.20m (17'1") x 2.60m (8'6")	Gross internal floor area (m <sup>2</sup> ): 106m <sup>2</sup>	
Dining Area	3.10m (10'2") x 2.20m (7'3")	EPC Rating: C	
Bedroom 1	4.75m (15'7") x 2.55m (8'4")	Buyer's Premium Value: £5000	
Bedroom 2	3.90m (12'10") x 2.00m (6'7")		

The home is kept warm, comfortable, and secure via double glazing and gas central heating. The apartment comes with it's own private parking adjacent to the apartment. The garden and sun patio area are delightful and very private, offering great outdoor space for relaxing on sunnier days. Early viewing is highly recommended for anyone seeking an exclusive apartment, in an exclusive and highly aspirational address, with the option for an excellent rental business opportunity if required.

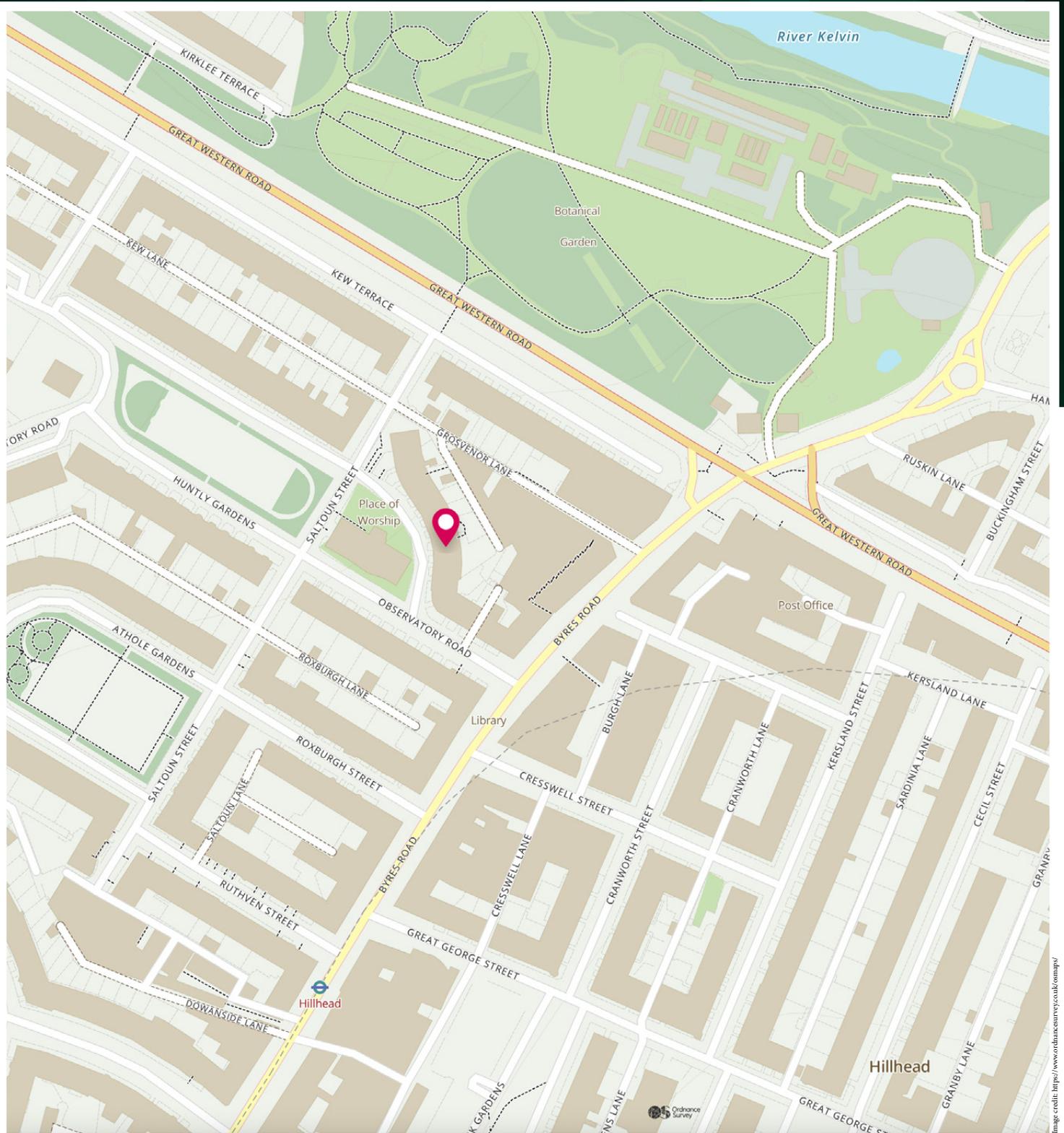




The exclusive West End area of Dowanhill just off Byers road is a great place to live and commute from. The transport links by bus and rail are frequent across the city and further afield to Edinburgh and surrounding areas. It's approximately fifteen minutes to the heart of Glasgow city centre. For those traveling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis.

There are a vast range of Universities, bars, cafés, restaurants and fantastic night-life. All the great amenities Glasgow has to offer are within easy reach, making it a very popular place to call home.

## The Location



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