

FOR SALE - DEVELOPMENT / OFFICE

5 ANNFIELD PLACE

DENNISTOUN, GLASGOW, G31 2XQ



KEY HIGHLIGHTS

- 1,976 sq ft
- Located within the popular Dennistoun area of Glasgow's East End
- Situated just 1 mile east of Glasgow City Centre
- Parking provided to the rear
- Mid-terraced townhouse offices with full planning permission for conversion to 2 x flats
- Set back from Duke Street with well kept communal gardens to the front
- Arranged over ground, first and second floor
- Offers over £320,000 invited

SUMMARY

Available Size	1,976 sq ft
Price	Offers in excess of £320,000
Rates Payable	£7,918.20 per annum
Rateable Value	£15,900
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise a mid-terraced sandstone townhouse arranged over ground, first and second floor.

Internally provides bright cellular accommodation across each floor with WC's found on each level.

Secure parking is found to the rear of the building.

Mains supplies to gas, water and electricity provided.

LOCATION

The subjects are located within the popular Dennistoun area of Glasgow's East End just 1 mile east of the city centre

Annfield Terrace is an attractive terrace set back from Duke Street with well kept communal gardens found to the front providing an attractive outlook.

Convenient access to public transport links provided with regular bus services operating on Duke Street whilst Belgrave Train Station is a 2 minute walk south.

ACCOMMODATION

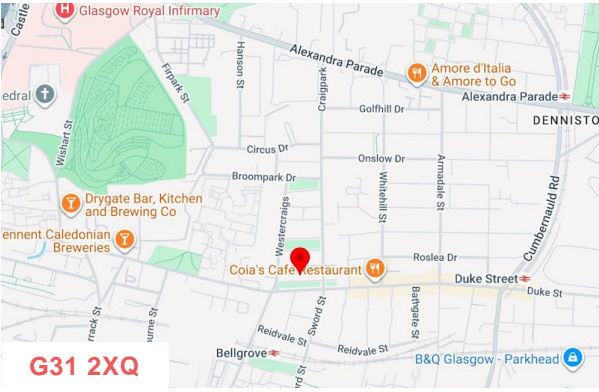
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	854	79.34	Available
1st	772	71.72	Available
2nd - Attic	350	32.52	Available
Total	1,976	183.58	

PLANNING

Our client has secured planning consent for conversion to 2 x flats comprising a 2 x bedroom ground floor and 4 x bedroom first and second floor duplex.

Plans are available on request.



VIEWING & FURTHER INFORMATION

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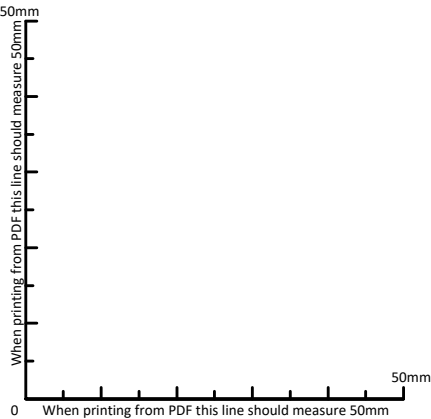
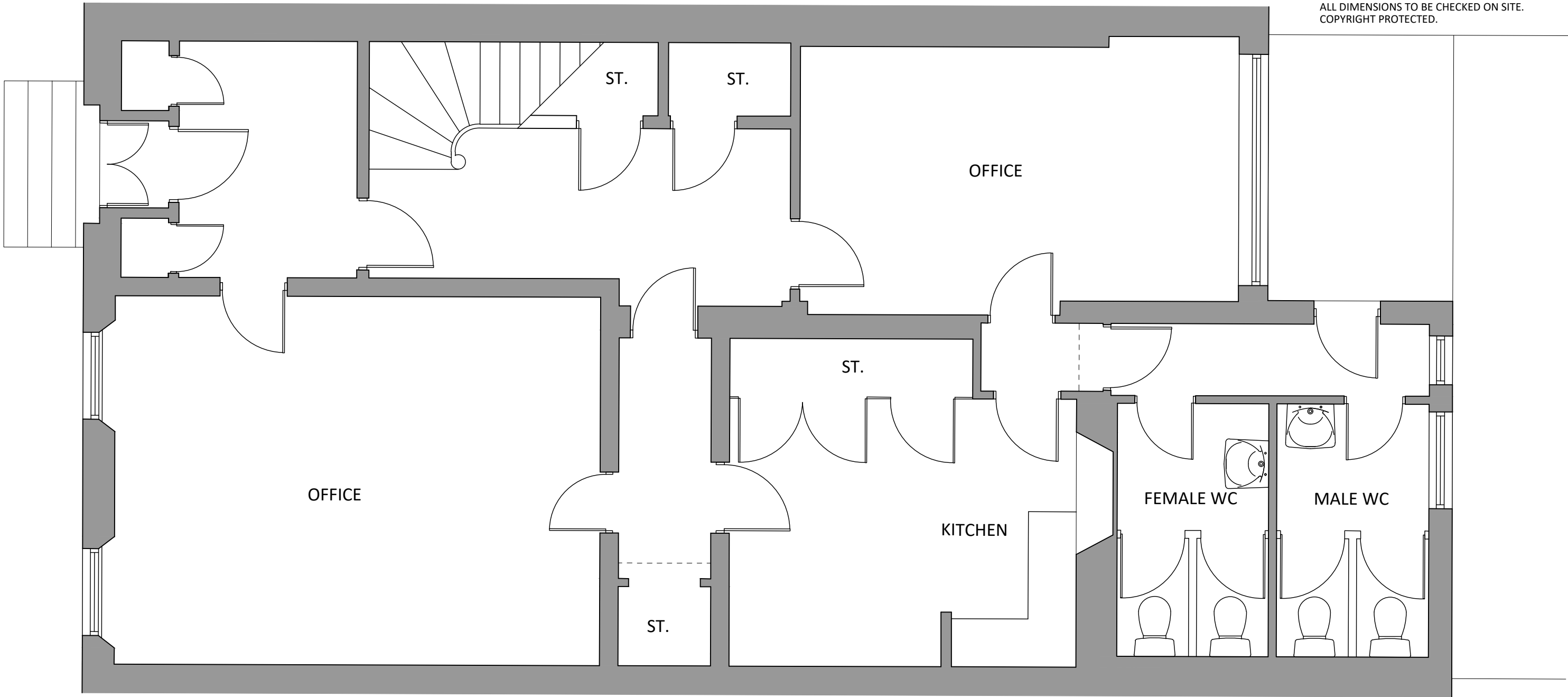
Kerrie Currie

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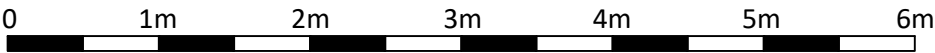


G·M·BROWN

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EXISTING GROUND FLOOR PLAN
1:50 SCALE



REVISIONS		
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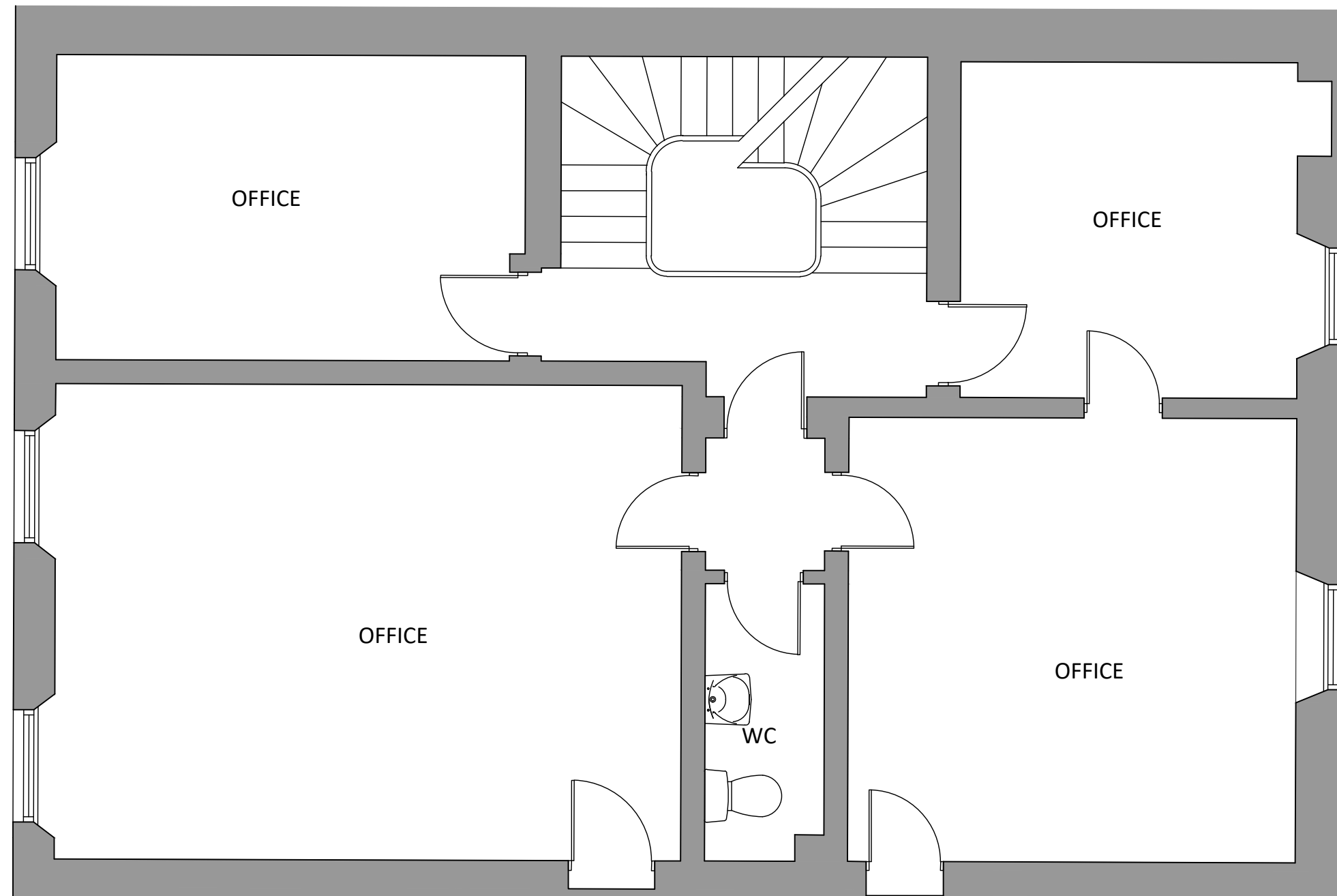
PROJECT
5 ANNFIELD PLACE
DENNISTOUN
GLASGOW G31 2XQ

DRAWING
EXISTING GROUND
FLOOR PLAN

DRAWING No.
ANN-002

NOTES ORIGINAL A3

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OFFICE

OFFICE

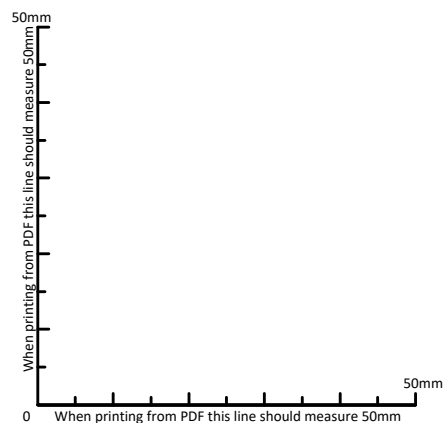
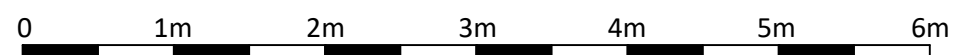
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EXISTING FIRST FLOOR PLAN

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REVISIONS

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PROJECT _____

5 ANNFIELD PLACE
DENNISTOUN
GLASGOW G31 2XQ

DRAWING

EXISTING FIRST FLOOR PLAN

DRAWING No. _____

ANN-003

claire mcluckie architect

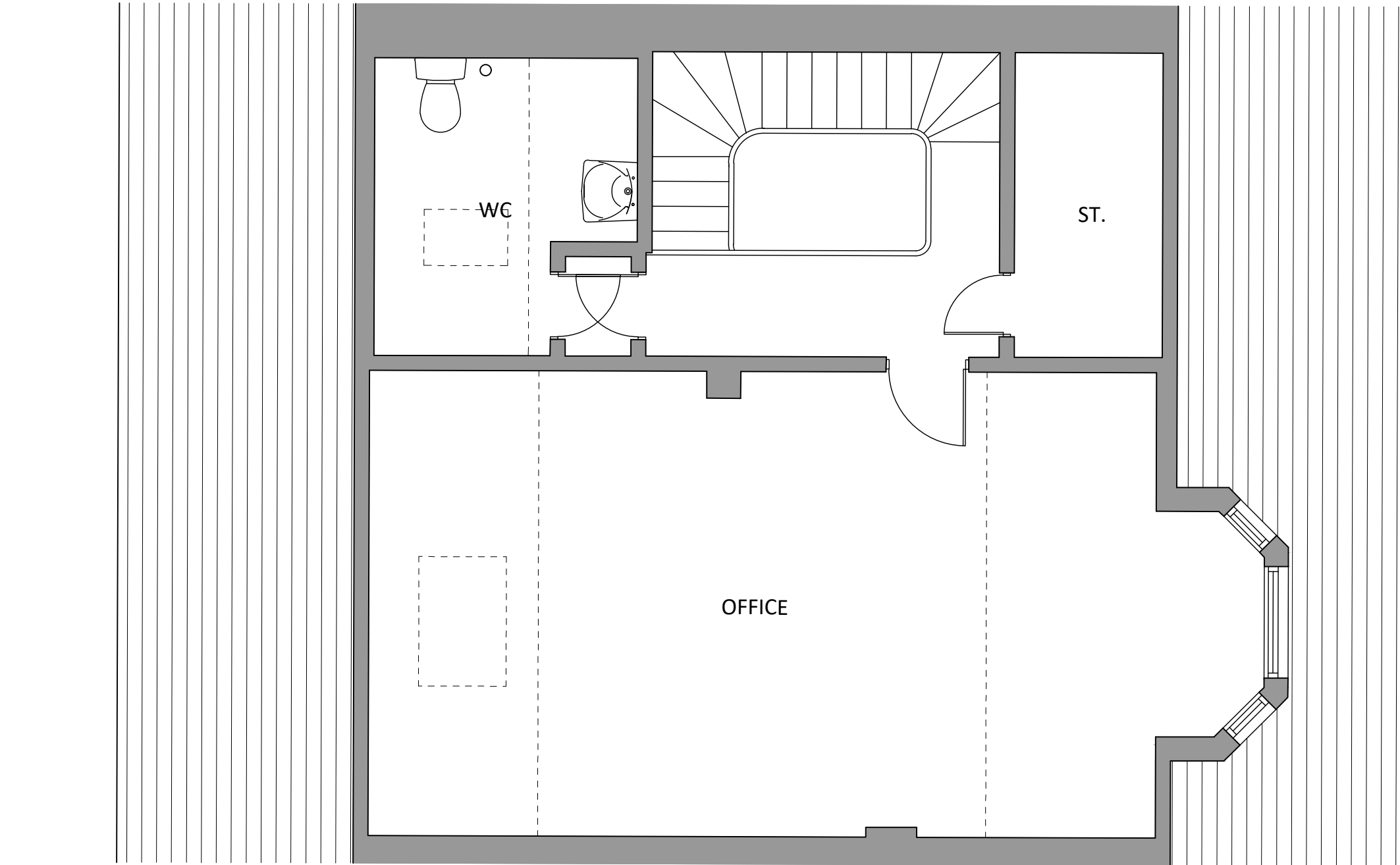
ORIGINAL A3

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DRAWING

EXISTING SECOND
FLOOR PLAN

claire mcluckie architect



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