



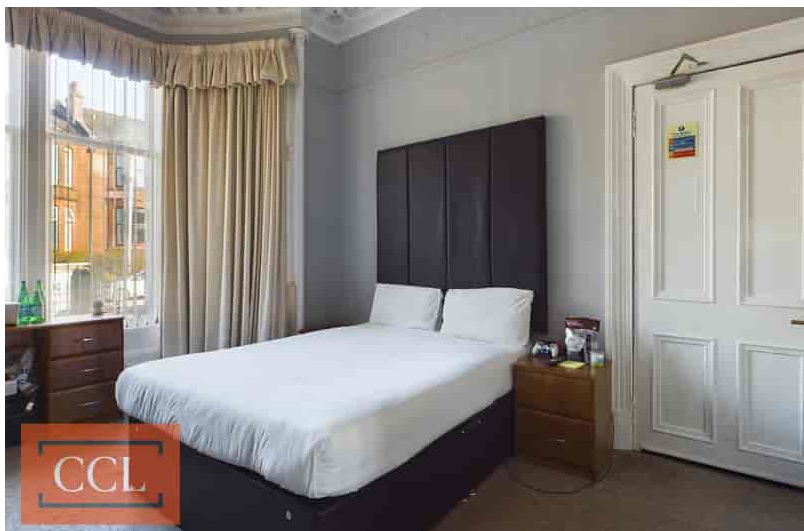
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CONFIDENTIAL

An exceptional opportunity awaits to acquire a distinguished period property within close proximity to Glasgow City Centre.

- Established 3-star Guest House spanning three floors
- Spacious plot with expansion potential
- Prime location
- 14 letting rooms (7 en-suite)
- Strong revenue generation and future potential
- Victorian semi-detached



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1 Kerrydale Street | Glasgow | G40 3RE

£950,000 Freehold

Situation

This business is located in the Dennistoun area of Glasgow, offering easy access to local amenities and public transport routes. A plethora of shops, grocers, eateries, and restaurants are conveniently situated nearby. Glasgow, Scotland's largest city, is renowned for its vibrant metropolis, characterized by stunning Victorian architecture, bustling streets, and a thriving arts scene. The property's proximity to the city centre provides seamless access to transportation, green spaces, and entertainment options, catering to an ideal urban lifestyle.



The Business

The business is a well-established guest house, featuring 14 letting rooms comprising single, twin, double, and family accommodations, with 7 rooms offering en-suite facilities. Room rates range from £35 to £120 per night, catering to tourists and contractors alike. Boasting its private car park, the business is easily managed and enjoys popularity within the area. The property's expansive plot allows for potential expansion or standalone accommodation development.

Property

The property is a splendid Victorian semi-detached house adorned with original features, including ornate cornicing and ceiling roses. The property has been tastefully extended at the rear to provide additional accommodation. Upon entering through the front door, guests are welcomed into the main reception area leading to three well-appointed double en-suite letting rooms. Towards the rear lies the dining room, which opens to a rear hall granting access to the modern, well-equipped kitchen, laundry, and shared bathroom. The first floor hosts five letting rooms, including a family room, double room, and single en-suites, complemented by a shared bathroom. The second floor features three single rooms with a shared bathroom.

External

Large plot with secure parking to the front and rear. Site is suitable for development.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.