





Offers Over £289,000

---

4A Caledonian Mansions  
7 Otago Street  
Kelvinbridge  
Glasgow  
G12 8JJ

---

EPC Rating 'D'

---

LARGER STYLE 4 BEDROOM, DOUBLE UPPER DUPLEX, WITH 2 BATHROOMS; A DINING KITCHEN AND STUDY, FORMED WITHIN THE ICONIC A-LISTED PERIOD RED SANDSTONE CALEDONIAN MANSIONS BUILDING, WHICH IS SET IN THE SOUGHT AFTER WEST END DISTRICT OF KELVINBRIDGE, WITH SUPERB ELEVATED VIEWS TO THE SOUTH OVER THE KELVIN RIVER.



Locally, there is an outstanding selection of cafes, restaurants, specialist shops and supermarkets, together with Kelvinbridge Underground station and regular buses on Great Western Road for the City Centre, South Side and Loch Lomond. Kelvingrove Park is a short walk, as is Glasgow University. All the Colleges and Universities in the City Centre are walkable or reached quickly by tube or bus. Gibson Street is just around the corner for renowned restaurants, delis, bakeries and convenience shopping. Byres Road, Charing Cross and Finnieston are also



within walking distance, making this central location ideal for those seeking quick access to the west end, city centre and Glasgow's parks and green spaces.

This location is well served by both state and private schools, with Hillhead Primary & Secondary Schools situated within quick and easy walking distance and the renowned Glasgow Academy situated directly opposite the Mansions.

The A-Listed Caledonian Mansions building was designed by Architect James Miller in 1897, influenced by the Scottish Baronial style for the Caledonian Railway Company and sits proud and elevated above the River Kelvin and opposite The Glasgow Academy.

The building is entered from Otago Street via secure entry to the communal staircase which gives access to the open, stone, galleried walkway with views over the Kelvin River. From the walkway there is access to a common close which gives access to just 2 duplex apartments. The accommodation comprises: reception hall with storage; bay window lounge, with feature fireplace and press storage cupboard; dining kitchen, with period fitted storage and lovely elevated views over the Kelvin River; spacious double bedroom to the front; home office/study [or a bikes/buggy store] to the rear with river views and to complete the lower level there is a 3 piece bathroom. Upstairs there are a further 3 double bedrooms, all with elevated, open views and a 3 piece shower room.

The property has gas central heating and a mixture of traditional sash and case and double glazed windows, together with period features throughout. There is a

degree of redecoration required in some areas, however the property is presented as a fantastic blank canvas with very spacious proportions. There are on-street residents parking permits available.

This generous and central west end, family sized home is sure to impress.

Early viewing advised.



Tenure: Freehold

---

Council Tax Band: D

---

Local Authority: Glasgow City Council

---



## IVY Property

81 Lauderdale Gardens  
Glasgow  
Lanarkshire  
G12 9QU

## Contact Us

[www.ivy-property.com](http://www.ivy-property.com)  
[info@ivy-property.com](mailto:info@ivy-property.com)  
0141 3398935

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements