



**RETTIE**



**20 BALIOL STREET WOODLANDS, GLASGOW**

[www.rettie.co.uk](http://www.rettie.co.uk)



## Introduction

Extending over 1100 sq. ft. this stunning bright two bedroom main door flat occupies an elevated ground floor position within a handsome blonde sandstone Georgian style tenement building in the popular Woodlands District in the West End. Offering an incredibly convenient location close to amenities including the University of Glasgow, 20 Baliol Street is also within walking distance of the City Centre and other centrally located Universities. East and West access to the M8 is only a few minutes away. The flat has been substantially upgraded by the present owner to an excellent standard and includes a quality solid oak fronted kitchen and new bathroom.



## Accommodation

The property has lovely stone steps leading up to traditional double storm doors. The property enters via a vestibule into a welcoming 21ft reception hall. The accommodation includes a lovely spacious and bright front facing lounge with two large Georgian picture windows, delicate cornice work, a focal point oak fire surround, granite back panel/hearth and new electric fire. There is a generous dining-kitchen complete with a modern range of wall and base units with solid oak doors, tiled splash-back and integrated 'NEFF' appliances. There are two double bedrooms, bedroom 1 situated to the rear with lovely solid oak floor and bedroom 2 to the front with a large Georgian picture window. The bathroom has also been refitted to a high standard and includes a quality white three-piece suite with Grohe over-bath drench shower and hand held shower attachment, partial wall tiling and tiled floor coverings. There are two walk-in cupboards, one off the kitchen and another off the reception hall which has a handy storage deck and study desk. The property has gas central heating, sash and case double glazing to the rear and communal garden/patio to the rear. Internally the property is in walk-in condition having been fully redecorated including the floor coverings having been replaced.

## Situation

The property is situated immediately West of St. George's Cross. Woodlands Road and St Georges Road provide an excellent range of facilities and amenities including local gym, swimming pool, shops, delis, bars and cafes. Further amenities are only a few minutes' walk away in the City Centre or Gibson Street and Byres Road. The area has an excellent choice of social and recreational opportunities together with Kelvingrove Park for those enjoying outdoor pursuits. The location is a huge feature being close not only to the City Centre and Glasgow's west end, but also being close to Glasgow University, Glasgow Caledonian University and also the famous Glasgow Art School. There is a full choice of public transport options on hand via bus, railway and underground. East and West access to the M8 is only a few minutes away. There is residents' permit parking to the front.



### Viewing

By appointment through  
 Rettie West End LLP  
 115 Byres Road  
 Glasgow, G11 5HW  
 Tel: 0141 341 6000

### Local Authority

City Chambers  
 George Square, Glasgow  
 G2 1DU  
 Tel: 0141 287 2000

### Services

The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

### Outgoings

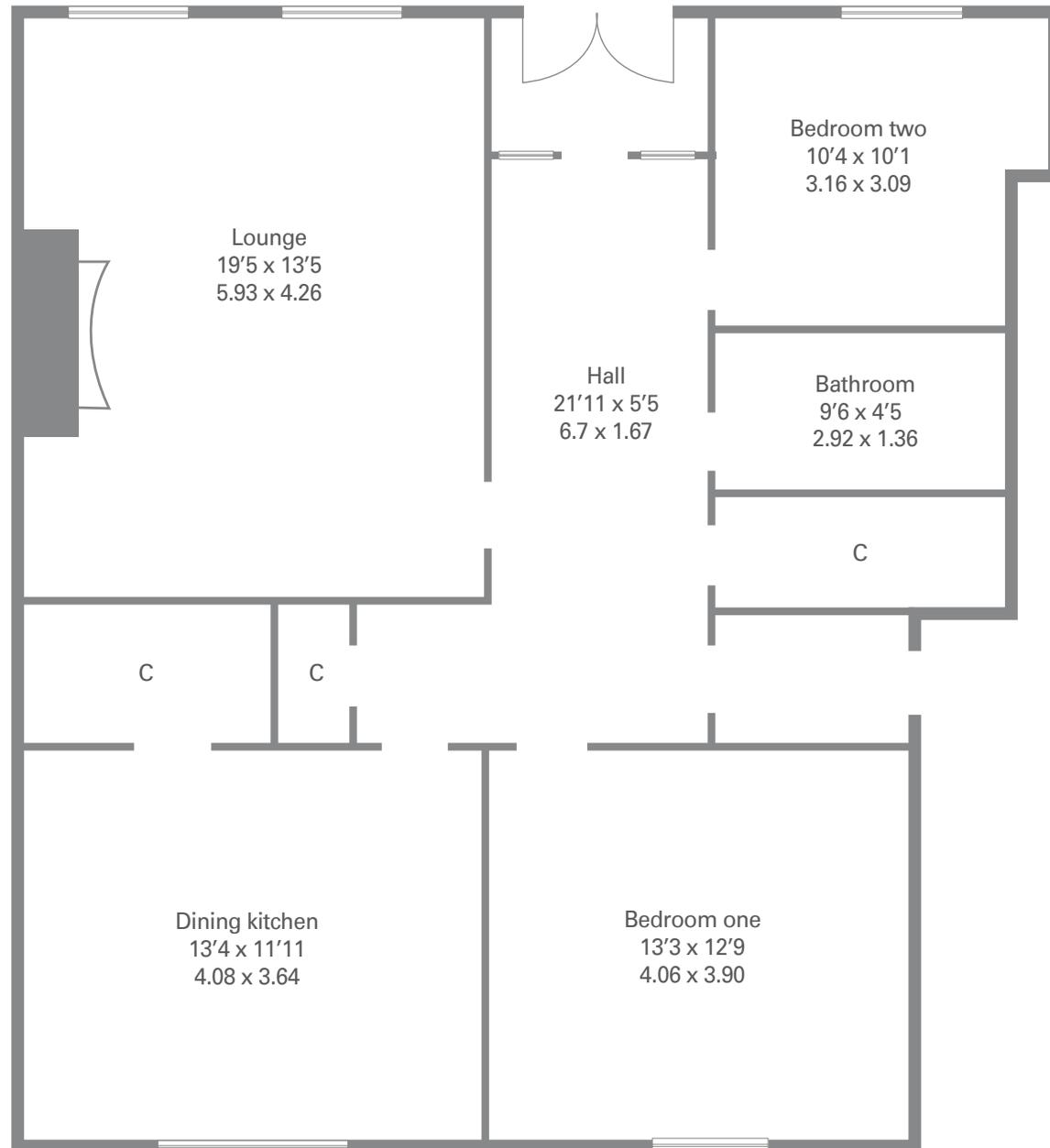
Glasgow City Council  
 Council Tax Band = TBC

### EPC Rating

The EPC rating is Band C

## FLOORPLANS, DIMENSIONS & LOCATION

MAIN DOOR, 20 BALIOL STREET WOODLANDS, GLASGOW G3 6UU



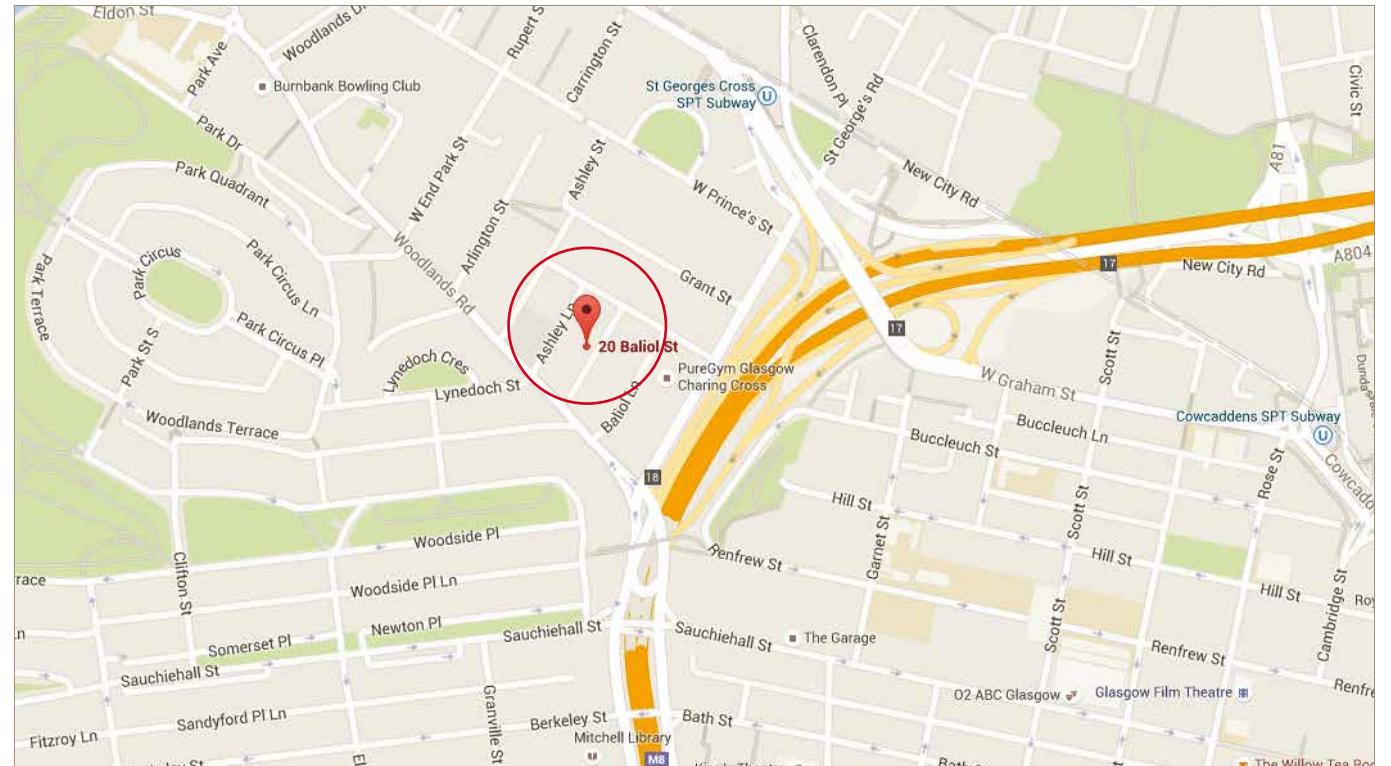
Reference: GWE160081

Floorplans are indicative only - not to scale

## TRAVEL DIRECTIONS

From the Rettie & Co Byres Road office proceed north and turn right at the first set of traffic lights onto University Avenue. Continue along past The University of Glasgow to the traffic lights and turn right into Gibson Street to the roundabout. Take the second exit (right) onto Woodlands Road. Continue to the traffic lights and turn left onto St George's Road and first left into Caledon Street then next left into Balial Street. Number 20 is half way along on the right hand side.

For Satellite Navigation : **G3 6UU**



### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via our website entry for this property, to request a copy.

### Website

This and other properties can be viewed on our own site at [www.rettie.co.uk](http://www.rettie.co.uk) as well as on [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

### Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted

for expenses incurred in inspecting properties, which have been sold or withdrawn.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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