



LA CASA
22 PARK CIRCUS
GLASGOW





LA CASA 22 PARK CIRCUS



A magnificent original Mansion House situated on Park Circus close to the city centre and other landmarks and amenities in the vicinity. This unique property was built to the designs of Architect Charles Wilson and interior by James Boucher in the mid 19th Century for Walter MacFarlane, the Founder of Saracen Foundry and extends to circa 12,000 sq ft over four floors and constructed of dressed stone under a slate roof. Internally the house retains a wealth of period detail including the striking ionic columns on the ground floor creating a splendid entrance and also a wide marble staircase leading to the main reception rooms on the first floor. One of the most striking features is the elaborate forged metalwork throughout which was commissioned by the original owner, still a main feature of the property today. The ceiling cornice work is of particular note and very fine for this type and age of house. The property lends itself to a wide range of uses such as a private dwelling house, Consulate Embassy, Art Gallery and Library and a number of recreational uses and benefits from some modern amenities including a modern lift system.



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LOWER GROUND FLOOR LAYOUT



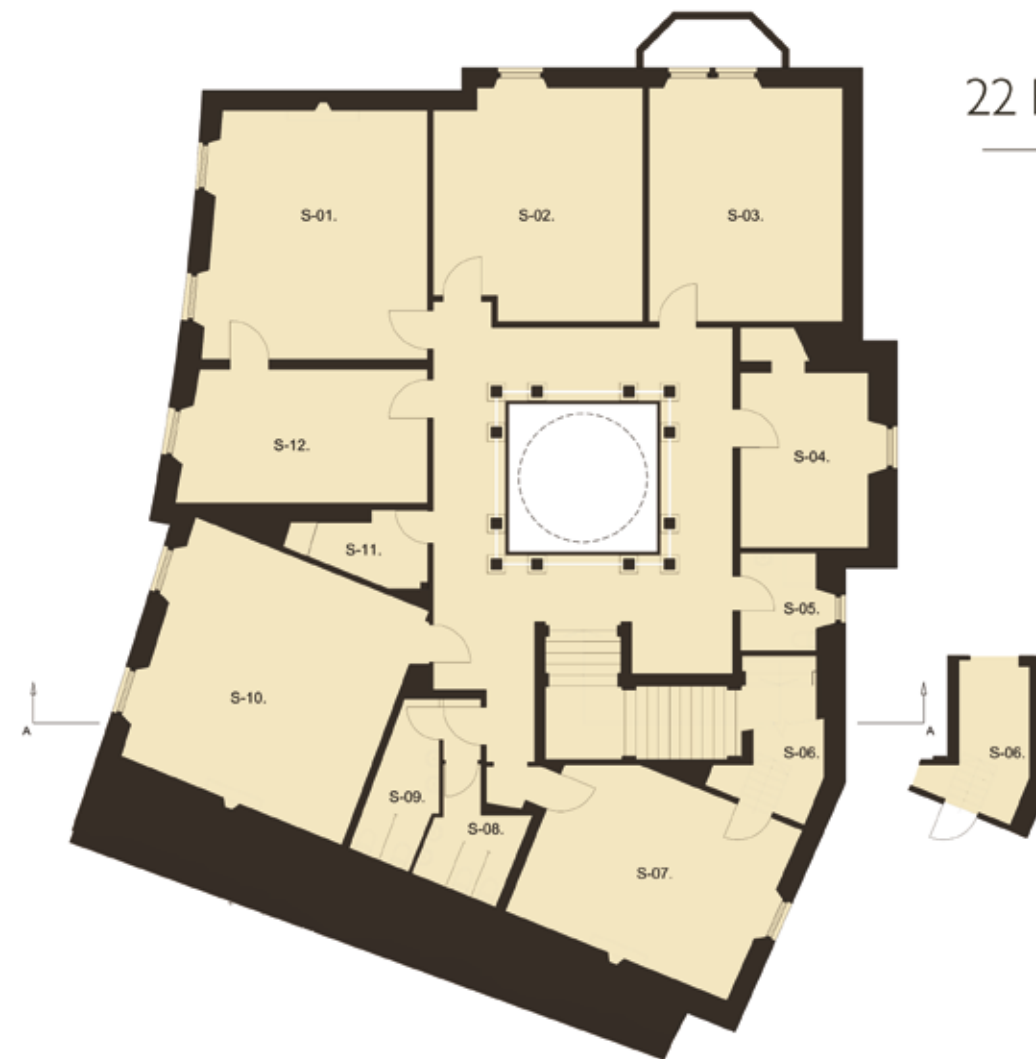
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GROUND FLOOR LAYOUT



22 PARK CIRCUS

— First Floor —
2,645 sq ft



22 PARK CIRCUS

— Second Floor —
2,565 sq ft





Services

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

Inclusions

Only appliances specifically mentioned in the particulars of sale are included in the sale price. In all other respects the treatment of fixtures and fittings within the relevant Conveyancing Standard Clauses apply.

EPC Rating

Band D

Viewing

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

Local Authority

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



Website

This and other properties can be viewed on our own site at www.rettie.co.uk as well as on www.rightmove.co.uk, www.s1homes.co.uk, www.zoopla.co.uk and www.primelocation.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 mis-statement 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 endeavor 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 contact 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 mis-statement 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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