

DM HALL

For Sale

FORMER CARE HOME
WITH
REDEVELOPMENT
POTENTIAL

165 Hamilton
Road, Glasgow
G32 9QT



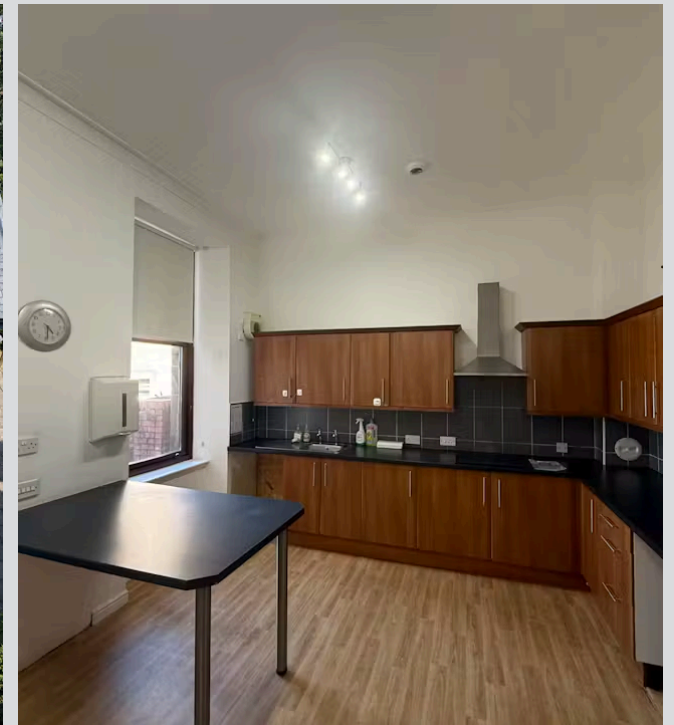
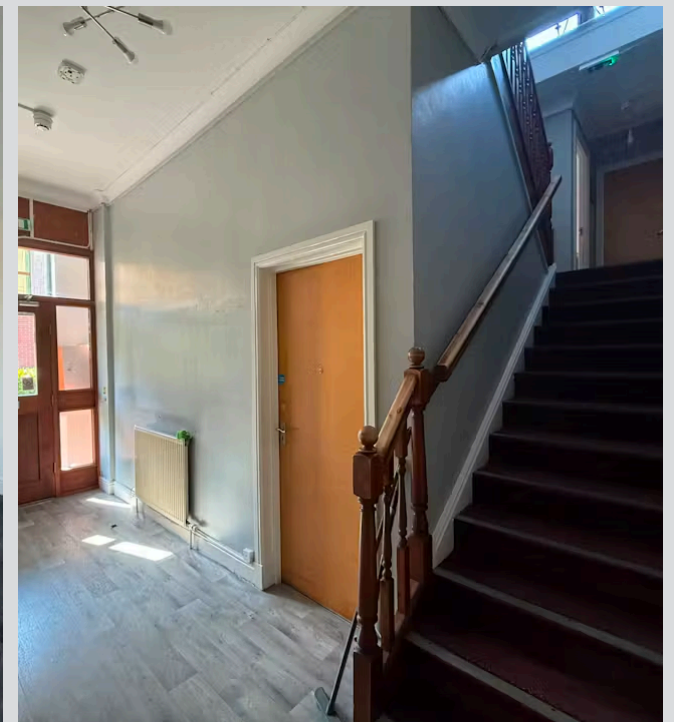
237.83 sq m
(2,560 sq ft)

- Situated within a desirable residential location.
- Former care home with 6 bedrooms and bathrooms.
- Potential for alternative uses, including residential redevelopment (subject to planning).
- Site area of 0.096 hectares (0.237 acres) approx.
- OFFERS OVER £400,000 ARE INVITED.
- No VAT payable.

LOCATION

The property is situated within the sought-after Mount Vernon district on Glasgow's east side, in an established and predominantly residential location. A wide range of local amenities are available nearby, including convenience shopping, schooling and recreational facilities.

The location benefits from excellent transport links by road, rail and bus. Mount Vernon Railway Station lies within easy walking distance and offers regular services to Glasgow Central, with journey times of approximately 15 minutes. Frequent bus services operate along Hamilton Road, providing connections to Glasgow city centre, Baillieston, Cambuslang and the surrounding areas. In addition, the nearby M8 and M74 motorway networks afford convenient access throughout Glasgow, Lanarkshire and the wider central Scotland road network.



DESCRIPTION

The property is a traditional semi-detached former care home situated on a regular-shaped site, with garden areas to the front and rear and car parking located at the rear.

Arranged over two storeys, the original house has been converted and extended to provide residential care accommodation. A two-storey rear extension incorporates the kitchen and dining facilities, together with an additional bedroom and three bathrooms.

In total, the property provides six bedrooms, six bathrooms, a residents' lounge, dining area, and kitchen, arranged across the ground and first floors.

The property has only recently ceased trading as a care home and may be suitable for a range of alternative multiple occupancy uses. It also offers potential for conversion to residential use or commercial redevelopment, subject to obtaining the necessary planning consents and licences.

EPC

E (78)

LEGAL COSTS

Each party to bear their own costs



165 Hamilton Road Glasgow, G32 9QT

VAT

Not applicable. No VAT payable.

PRICE

Offers in excess of £400,000

NON-DOMESTIC RATES

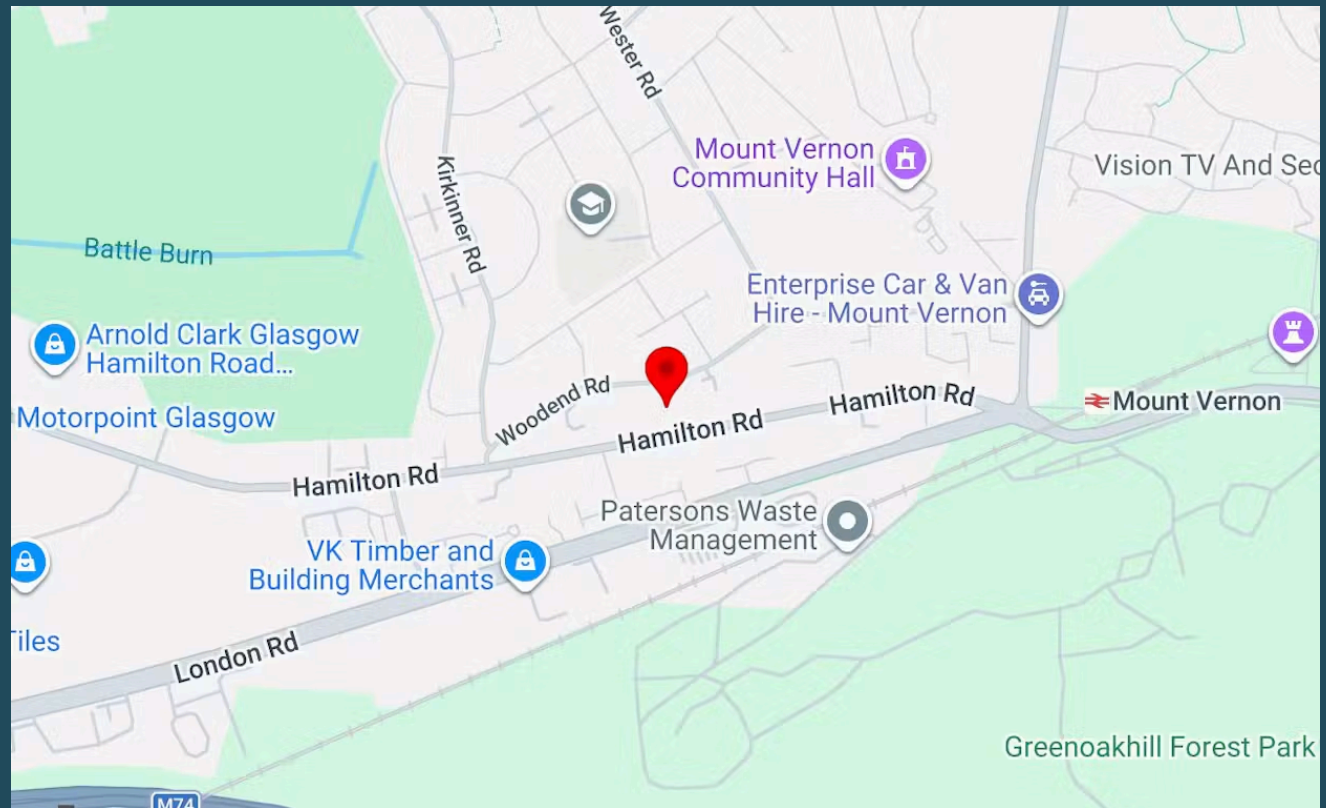
Rateable Value: £12,700

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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Make an enquiry

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DM HALL



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