



**1/5 21 CECIL STREET**  
HILLHEAD

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2 | BEDROOMS

2 | BATHROOMS

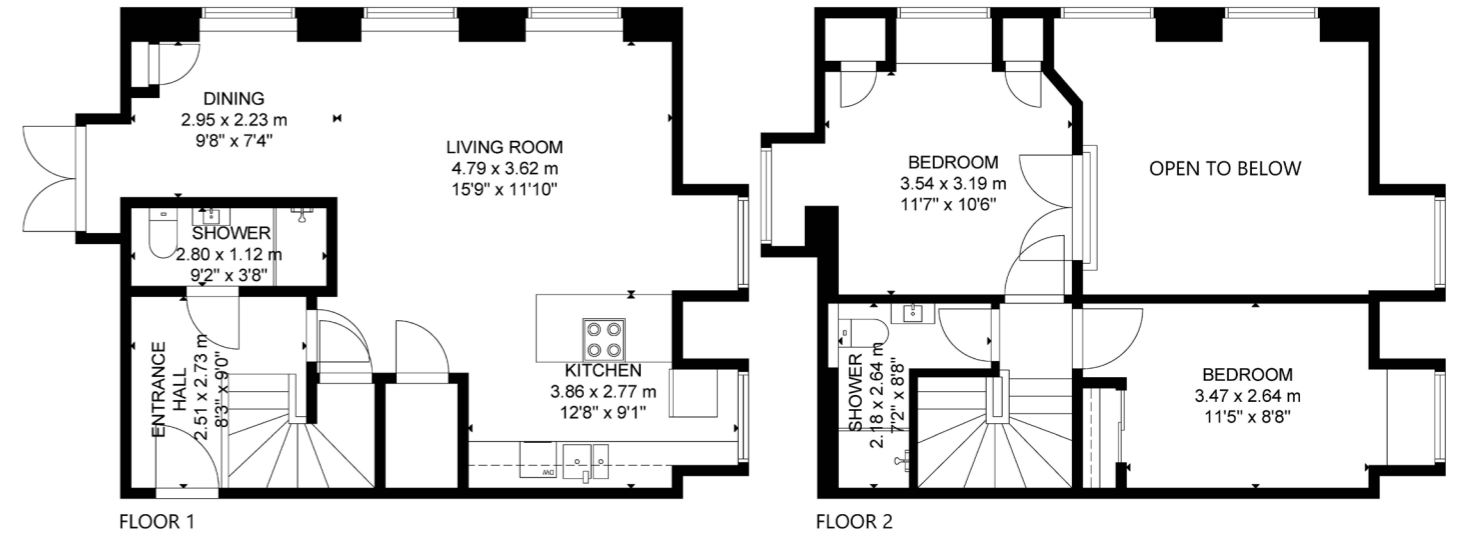
1 | PUBLIC ROOM

This fabulous duplex apartment is situated in the wonderful B-Listed 'School House' development on Cecil Street. It was originally built in 1883 as Hillhead High School and later became Hillhead Primary before the development began in 2017 of 35 luxury apartments by Spectrum Property's. Initial entry to the building is via a secure entry system into a well-maintained residents hall, and the property is situated on the elevated ground floor. There is also lift access to all levels if necessary.

The internal accommodation comprises; welcoming reception hallway with under stair storage cupboard and shower room off by Porcelanosa, leading to a beautiful open plan lounge/kitchen, by Kitchens International, with double height ceiling and dual aspects, flooding the apartment with natural light and making it a fabulous place to entertain, as to the rear of the room is ample space for a large dining table. There are also two large storage areas off with one currently utilised as a small office, and this area leads to the double doors which gives you direct access to the residents' grounds, a sun trap in the warmer months. Upstairs, there are two double bedrooms, mezzanine to the living space, both with built in wardrobes and the principal further enhanced by a stylish en-suite shower room.

In addition, the apartment has double glazing, gas central heating, underfloor heating in both shower rooms and a private parking space on the lane to the rear with electric charge point.





Hillhead is centrally located within the West End, close to Glasgow University. The main street, Byres Road, offers a wide selection of shops, cafés and supermarkets including Tesco Metro, Marks & Spencer and Waitrose. The famous Ashton Lane is situated just off Byres Road offering various bars, restaurants and the Grosvenor Cinema.

Equidistant to Kelvinbridge Underground and the recently refurbished Hillhead Underground on Byres Road provides swift access to Glasgow City Centre and regular bus services operate on Byres Road and Great Western Road. There are also good road links to the motorway network and Glasgow International Airport.

Glasgow University is situated on University Avenue and provides world class further education.

The location is extremely popular for students, first time buyers and young professionals.

**WE4581** | Sat Nav: 21 Cecil Street, Hillhead, Glasgow, G12 8RL

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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