

**SOLD
STC**

Cathkinview Road, Mount Florida, Glasgow, G42 9EL

4 Bedroom Duplex, Flat / Apartment

PROPERTY PRICE

£210,000

ARRANGE A VIEWING

0800 208 4790

info@mitchellsproperties.co.uk

4

BEDROOMS

2

BATHROOMS

2

PUBLIC ROOMS

D

COUNCIL TAX

PROPERTY OVERVIEW

4 BEDROOMS	2 BATHROOMS	2 PUBLIC ROOMS	D COUNCIL TAX	Duplex, Flat / Apartment PROPERTY TYPE
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ABOUT THIS PROPERTY

This property is being offered to cash purchasers only and will be sold on a strictly sold-as-seen basis. Any offer must be accompanied by satisfactory, guaranteed and independently verifiable proof of funds.

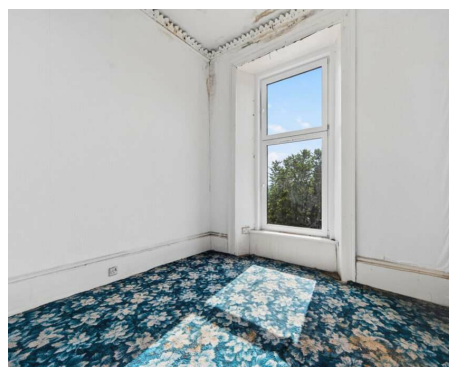
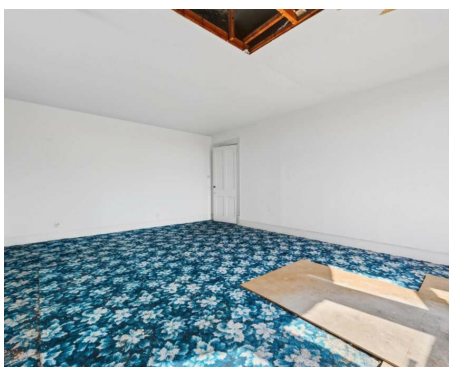
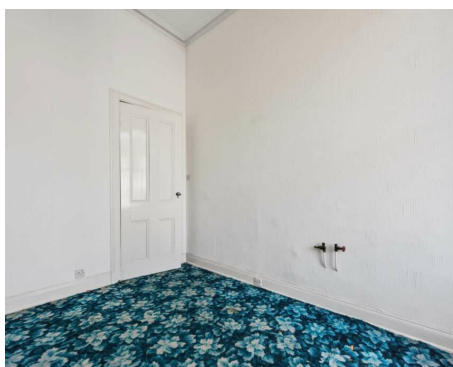
Mitchells Sales & Lettings Glasgow are delighted to present this exceptional opportunity to acquire the substantial upper split-level duplex conversion of an impressive pre-1919 blonde sandstone villa, occupying an elevated position at the end of a peaceful residential no-through road within the highly sought-after Mount Florida district of Glasgow.

Arranged over two floors, the upper accommodation offers remarkable scale, flexibility and development potential. The property requires complete conversion, refurbishment and modernisation throughout, allowing the successful purchaser to reconsider the layout in its entirety and create a truly individual duplex home.

KEY FEATURES

- Cash Purchase Only
- Guaranteed and Verifiable Proof of Funds Required
- Sold as Seen
- Rare Upper Split-Level Duplex Development Opportunity
- Accommodation Arranged Across Two Floors
- Forming Part of a Substantial Pre-1919 Blonde Sandstone Villa
- Potential to Create a Stunning Three or Four-Bedroom Apartment
- Scope for Two Bathrooms

PROPERTY GALLERY



FULL DESCRIPTION

DESCRIPTION PAGE 1 OF 4

Upper Split-Level Duplex Conversion

Cathkinview Road, Mount Florida, Glasgow

Price on Application

Key Features

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- **Guaranteed and Verifiable Proof of Funds Required**
- **Sold as Seen**
- Rare Upper Split-Level Duplex Development Opportunity
- Accommodation Arranged Across Two Floors
- Forming Part of a Substantial Pre-1919 Blonde Sandstone Villa
- Potential to Create a Stunning Three or Four-Bedroom Apartment
- Scope for Two Bathrooms
- Excellent En-Suite Potential
- Numerous Possible Lounge, Kitchen and Dining Configurations
- Generously Proportioned and Highly Flexible Accommodation
- Traditional Scale Combined with Duplex-Style Living
- Requires Full Conversion, Refurbishment and Modernisation
- Ideal for Developers, Investors, Professionals or Families
- Peaceful Position at the End of a Residential No-Through Road
- Elevated Setting with Attractive Open Outlooks
- Highly Desirable Mount Florida Location
- Excellent Local Amenities, Schooling and Transport Connections
- Approximately 12 Minutes by Train to Glasgow Central
- Separate Legal Title to Be Created
- All Proposed Works Subject to Necessary Permissions and Consents
- Viewings Strictly by Appointment Through Mitchells Sales & Lettings

Description

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Mitchells Sales & Lettings Glasgow are delighted to present this exceptional opportunity to acquire the substantial upper split-level duplex conversion of an impressive pre-1919 blonde sandstone villa, occupying an elevated position at the end of a peaceful residential no-through road within the highly sought-after Mount Florida district of Glasgow.

Arranged over two floors, the upper accommodation offers remarkable scale, flexibility and development potential. The property requires complete conversion, refurbishment and modernisation throughout, allowing the successful purchaser to reconsider the layout in its entirety and create a truly individual duplex home.

Once fully converted and refurbished, the accommodation could potentially provide an impressive three or four-bedroom apartment with a spacious lounge, kitchen and dining arrangement, two bathrooms and excellent scope to incorporate en-suite facilities.

The split-level configuration creates numerous possibilities. A purchaser may choose to form a large open-plan kitchen, dining and family room on one floor, with a separate formal lounge and bedroom accommodation arranged elsewhere. Alternatively, the space could be configured to provide a more traditional separate lounge and kitchen, depending on personal preference and the permissions obtained.

There is potential to create three particularly generous bedrooms or, subject to the chosen layout, four bedrooms suitable for family living, home working or guest accommodation. The extensive footprint may also allow for a principal bedroom suite with an en-suite shower room, alongside a separate

FULL DESCRIPTION CONTINUED

DESCRIPTION PAGE 2 OF 4

Large families may appreciate the separation between living and sleeping areas, while professional buyers could use one of the proposed bedrooms as a private home office. Developers and investors may also recognise the potential to create an individual property that would stand apart from more conventional apartments within the area.

No final internal layout has been approved or guaranteed. All descriptions of three or four bedrooms, two bathrooms, en-suite facilities and possible kitchen, lounge or dining arrangements are conceptual and illustrate only the potential offered by the accommodation.

Mount Florida and the Glasgow Southside

Mount Florida is one of Glasgow's most established and desirable Southside neighbourhoods, valued for its impressive traditional architecture, strong community atmosphere and exceptional accessibility.

Cathcart Road and the surrounding streets provide an excellent selection of independent cafés, restaurants, bakeries, delicatessens, shops, supermarkets and essential everyday services.

The neighbouring districts of Battlefield, Shawlands, Strathbungo and Queen's Park are all within convenient reach, providing a wider range of restaurants, leisure facilities, cultural attractions and independent businesses.

Queen's Park and Cathkin Park provide accessible green space, walking routes and recreational opportunities, while Hampden Park—Scotland's National Stadium—is also nearby. Prospective purchasers should be aware that the surrounding area can experience increased activity, traffic and parking restrictions during major sporting and entertainment events.

The combination of traditional residential character, excellent amenities and convenient access to the city centre has made Mount Florida particularly popular with professionals, couples and families.

Schooling

The property is well placed for access to primary and secondary schooling throughout Mount Florida and the wider Glasgow Southside.

Families considering independent education are also well served. Hutchesons' Grammar School is situated in nearby Pollokshields, while The Glasgow Academy has a Newlands campus on the Southside.

Other established Glasgow independent schools, including St Aloysius' College, The High School of Glasgow, Kelvinside Academy and The Glasgow Academy's main campus, can be reached through the city's road and public transport network.

School catchment areas and admission arrangements may change. Prospective purchasers should make their own enquiries directly with Glasgow City Council and their preferred schools.

Transport and Connectivity

Mount Florida railway station is conveniently located nearby and provides regular services to Glasgow Central, with an average journey time of approximately 12 minutes.

From Glasgow Central and nearby Glasgow Queen Street, passengers can connect with services to Edinburgh, London and destinations throughout Scotland and the wider United Kingdom.

Regular local bus services operate along Cathcart Road and surrounding routes, providing connections to Glasgow city centre and neighbouring Southside districts.

For motorists, convenient access is available to the M74 and onward connections with the M8, M73 and M77. These routes provide practical travel throughout Greater Glasgow, Ayrshire, Lanarkshire and Scotland's central belt, including connections towards Edinburgh.

Important Title, Planning and Condition Information

FULL DESCRIPTION CONTINUED

DESCRIPTION PAGE 3 OF 4

The upper duplex accommodation does not presently have a separate legal title from the remainder of the villa. A separate title may require to be created if the upper and lower parts of the property are sold as two individual units.

Any individual sale will be conditional upon the successful creation and registration of a separate legal title. Appropriate arrangements will also require to be established for access, common stairs, services, utilities, insurance, structural repairs, roof maintenance, external maintenance and any other shared responsibilities.

The proposed three or four-bedroom layout, two bathrooms, en-suite potential and lounge, kitchen and dining arrangements represent possible future configurations only. They are not being presented as approved plans or guaranteed development options.

No representation or warranty is being made by the sellers or Mitchells Sales & Lettings that the existing arrangement has formal planning permission, building-warrant approval, completion certification or approval for use as an independently titled duplex apartment.

Prospective purchasers must satisfy themselves through their solicitor, architect, surveyor, structural engineer, Glasgow City Council and any other appropriate professional adviser regarding:

- Creation and registration of a separate legal title
- Existing and proposed residential use
- Planning permission and building-warrant requirements
- Structural condition and feasibility of the proposed works
- The suitability of a three or four-bedroom configuration
- Installation of additional bathroom and en-suite facilities
- Access, utilities, drainage and service arrangements
- Common repairs, insurance and maintenance liabilities
- The overall cost and viability of the conversion
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Viewing and Offer Arrangements

For a purchaser with imagination, experience and ambition, this is an outstanding opportunity to create a spectacular three or four-bedroom split-level duplex apartment within one of Glasgow's most desirable Southside locations.

The scale, flexibility and potential offered by the accommodation are exceptionally difficult to find. With the correct design, investment and permissions, the completed property could become a truly remarkable family home.

Price on Application.

All viewings are strictly by prior appointment through Mitchells Sales & Lettings.

Only cash offers supported by satisfactory and independently verifiable proof of funds will be considered.

Mitchells Sales and Lettings Glasgow

Where people come first... and come back again.

Mitchells Sales & Lettings continue to grow as a respected and forward-thinking property group, known for professional presentation, strong local knowledge, and client-focused service. Our established branches include Glasgow, Kilmarnock, Stewarton, with continued expansion plans for 2026 with the opening of King Street Larbert branch supporting further regional growth and allowing the brand to grow in Falkirk.

We are committed to delivering a premium service where quality, presentation, and results come first.

Early viewing is highly recommended to fully appreciate the accommodation, flexibility, and prime location this property offers — a true must-see home.

Free Valuation

FULL DESCRIPTION CONTINUED

DESCRIPTION PAGE 4 OF 4

Mitchells Sales and Lettings provide a complimentary valuation service. If you are considering selling your property and would like an up-to-date market appraisal, please contact one of our local branches. Our offices are open seven days a week.

Mitchells Sales & Lettings is a family-run, independent estate agency proudly serving clients across Scotland. With four strategically located branches, we combine extensive local knowledge with a modern, customer-focused approach. Our reputation is built on professionalism, transparency, and delivering outstanding service to landlords and tenants alike.

Mitchells also operates as a marketing platform, allowing **independent landlords, sellers, and smaller letting agencies** to market their properties through Mitchells Sales & Lettings for both sales and rental properties, **with lettings offered on a find-only basis** only.

Whether you are letting, selling, or searching for your next home, Mitchells are committed to guiding you through every step with expertise and care.

Date of Entry: By arrangement.

Viewing: By appointment with Mitchells Sales & Lettings.

Some or all information pertaining to this property may have been provided solely by the vendor. While every effort is made to verify the information, we strongly advise prospective purchasers to make further enquiries before proceeding. If you book a viewing or make an offer on a property where a virtual valuation has been conducted, you do so in the knowledge that access may have been limited and certain details or equipment may not have been fully verified. You should therefore ensure you are satisfied with all aspects of the property before completing your purchase.

Mitchells Sales & Lettings uses all reasonable endeavours to provide accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. However, these particulars do not form part of any offer or contract, and all measurements are approximate. It should not be assumed that the property has all necessary planning, building regulation, or other consents. Any services, appliances, and heating systems have not been tested.

We may earn a commission from introducing third-party services such as conveyancing, mortgages, or insurance products.

PROPERTY FLOORPLAN





INTERESTED IN THIS PROPERTY?

Arrange Your Viewing

Our property team can provide further information, arrange a viewing and answer any questions about this property.

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