

11

## Sandyford Place

Glasgow G3 7NB

For Sale

4,098 sq ft (381 sq m)

Prime Georgian Townhouse  
Luxury Residential Conversion Opportunity

**Adapt** | COMMERCIAL  
PROPERTY

# 11 Sandyford Place, Glasgow

A lifestyle of refined city living set within Glasgow's iconic Park District, this distinguished townhouse provides an exceptional opportunity to enjoy the city's finest restaurants, boutiques, parks and cultural attractions – just moments from your front door.

The property is a striking Grade B listed mid-terraced Georgian townhouse, built in 1850 for its original owner, Dr Arthur Ballantyne – an internationally recognised surgeon at the University of Glasgow. Steeped in history and character, the property offers exceptional period charm in a prestigious setting.

The townhouse underwent extensive renovations between 2006-2007. Complete details of the extent of refurbishment works are detailed in a property data document, available on request.

A generous 1,561 sq ft secure car park at the rear of the building, capable of accomodating up to 9 cars.



# Original features, beautifully preserved





PLAY  
VIDEO



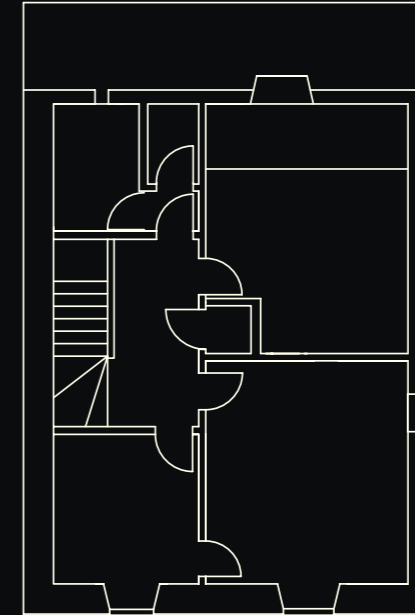
# Accommodation

The property provides the following Gross Internal Area (GIA):

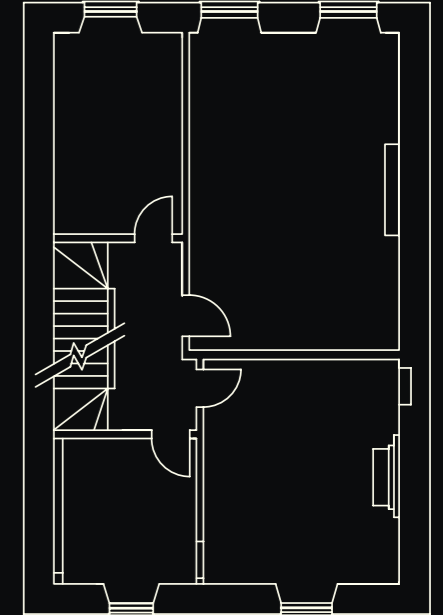
Floor	sq ft	sq m
2nd Floor	905 sq ft	84 sq m
1st Floor	1,025 sq ft	95 sq m
Mezzanine	118 sq ft	11 sq m
Ground Floor	1,020 sq ft	95 sq m
Lower Ground	1,030 sq ft	96 sq m
<b>Total</b>	<b>4,098 sq ft</b>	<b>381 sq m</b>

Measured in accordance with the RICS Code of Measuring Practice.

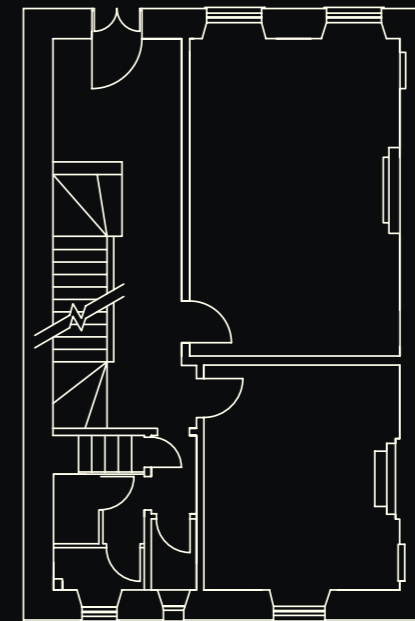
Second floor



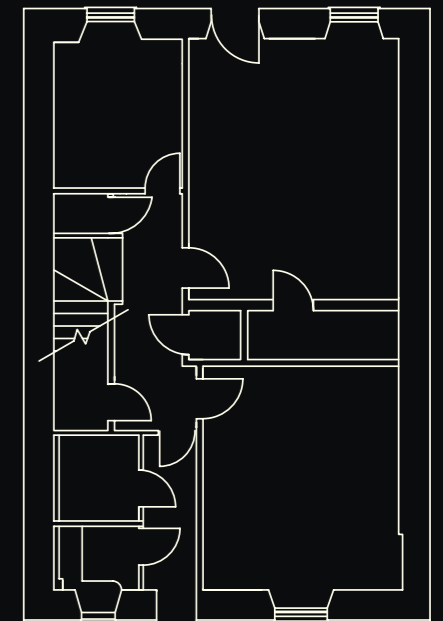
First floor



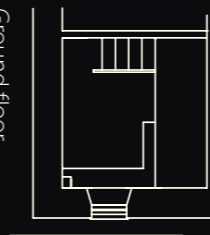
Ground floor



Lower Ground floor



Ground floor  
Mezzanine-Utility







Grand spaces,  
bathed in natural light

# Location

11 Sandyford Place sits at the heart of Glasgow's prestigious Park District, a highly desirable address renowned for its grand Georgian architecture and leafy streets. This distinguished location offers a rare combination of tranquillity and convenience with excellent access to the city centre, renowned cultural attractions and some of Glasgow's finest dining and shopping destinations.

-  Within 10 minute walk
-  Within 20 minute walk

**PORTER & RYE**



**MISTER SINGH'S**



**LEBOWSKIS**

**Park District**

**Hilton**



Classic details,  
enduring appeal





## Permitted Use

The property currently benefits from Class 4 business use. We are of the opinion that the property lends itself for conversion to luxury residential use.

All parties should make their own planning related enquiries directly with Glasgow City Council's Planning Department.

## Rateable Value

According to the Scottish Assessors website, the property has a current Rateable Value of £48,368.

## Price

Offers are invited for the heritable interest in the property with the benefit of vacant possession. A closing date for offers may be set and interested parties should note their interest with the sole selling agents.

## VAT

The property is elected for VAT which will be payable over and above the purchase price.

## Land and Buildings Tax

The purchaser will be responsible to pay LBTT on the agreed purchase price. Further details can be found on the Revenue Scotland website [www.revenue.scot](http://www.revenue.scot).

## AML Compliance

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

## EPC

Further details available on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Viewing by Appointment Only

For further information or to arrange a viewing, please contact the sole sales agent, Fergus MacLennan of Adapt Commercial Property.



**Adapt** | COMMERCIAL  
PROPERTY

Fergus MacLennan

Mobile: +44(0)7964 554 345

Email: [fergus@adaptcommercialproperty.com](mailto:fergus@adaptcommercialproperty.com)

Web: [adaptcommercialproperty.com](http://adaptcommercialproperty.com)

Adapt Commercial Property on their own behalf and for vendors of this property, whose agents they are, give notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agency has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated, sales prices are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. February 2026. Design by Ninetwo.