



For Sale

Former Care Home, Frank Downie House, Ottawa Crescent, Clydebank, G81 4LB

Buildings: 1,515m²

Site: 0.9 acres (0.36 Hectares) or thereby

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Preamble

Situated in the heart of Dalmuir, next to Clydemuir Primary School, this former care home provides an excellent opportunity for conversion or redevelopment to residential compatible use.

Location

The premises are located within Mountblow, an established residential district just off A814 Dumbarton Road.

There are various bus routes serving Dumbarton Road. Dalmuir is the nearest railway station.

Description

A part two storey, part single storey purpose- built nursing home providing the following approximate internal floor areas:

| Floor | Sq ft | Sq m |
|--------|---------------|--------------|
| Ground | 14,628 | 1,359 |
| First | 1679 | 156 |
| | 163,07 | 1,515 |

Accommodation

The premises currently provide 32 bedrooms with ancillary lounges, kitchens, offices stores and toilet accommodation.

Rates

We understand that the property is assessed as follows:

Rateable value: £49,250

Planning

The premises are located within an area zoned for residential purposes

Tenure

Freehold

Price

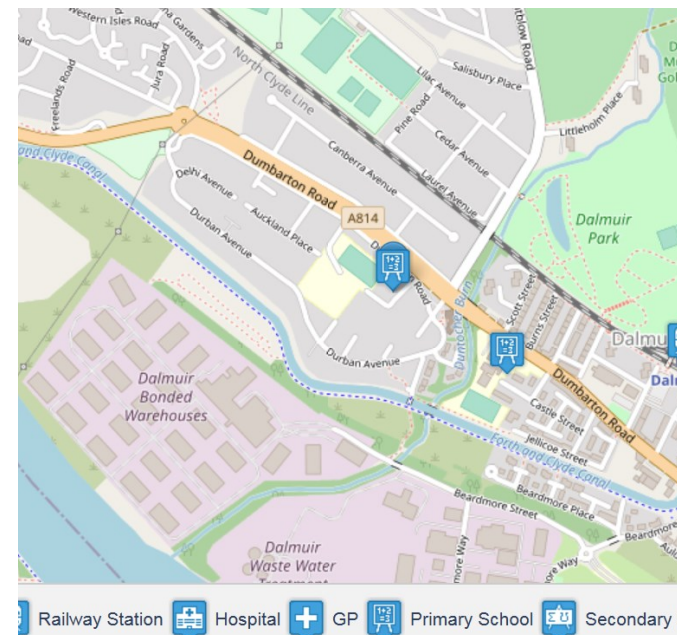
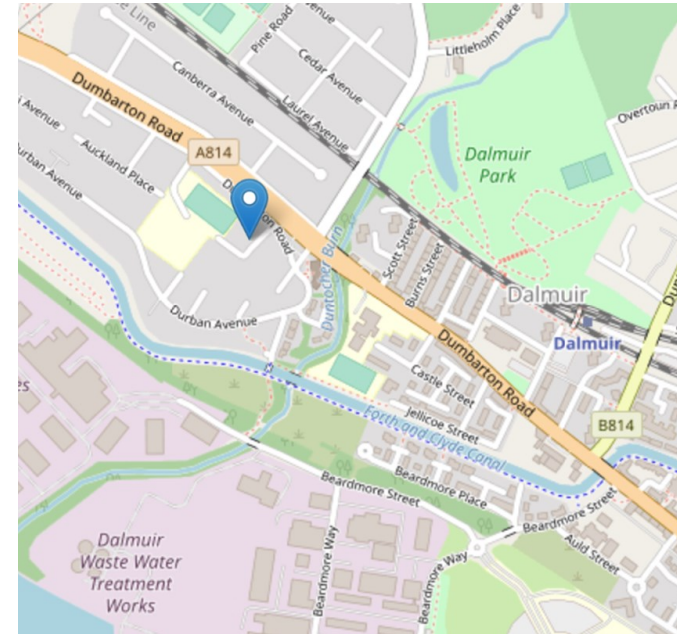
Offers are invited for our clients heritable interest in the property

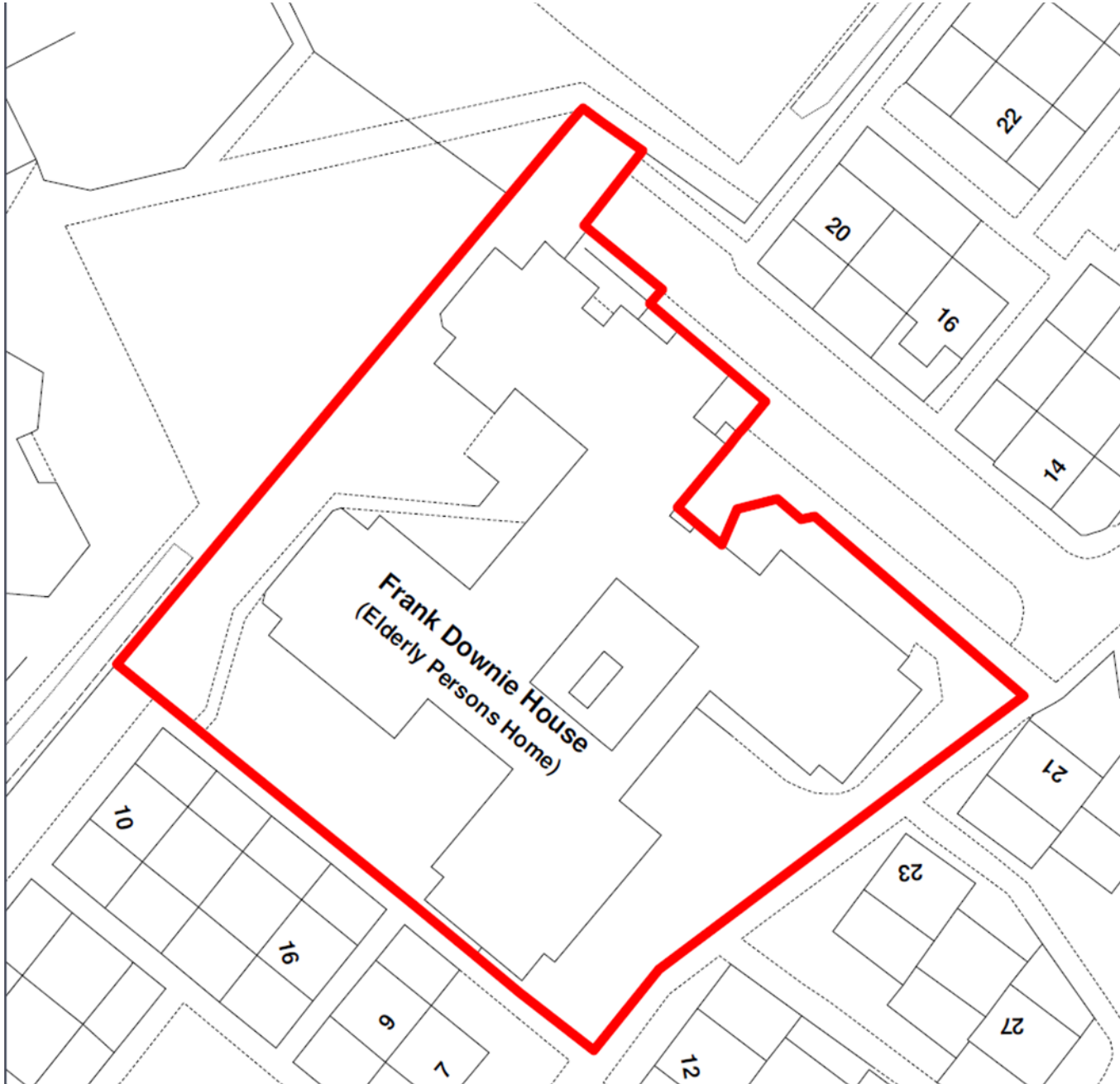
Legal Costs

The Purchaser will contribute to the Sellers Legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.





**If you would like to know
more please get in touch.**

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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