



# THE PROPERTY

3 | BEDROOMS    1 | BATHROOM

1 | PUBLIC ROOM

2/2 39 Lawrence Street is a three bedroom, top floor tenement flat located in the highly desirable Dowanhill area.

Entrance to the building is via a residents' controlled entry system leading to a well maintained communal hallway with traditional tenement decorative tiling. The internal accommodation comprises; storm door entry leading to a large reception hall with two good sized storage cupboards off, a lovely bay window lounge with feature fireplace and a spacious dining kitchen, ideal for family living. There are three well-proportioned double bedrooms and a large family bathroom with separate shower completes the accommodation on offer.

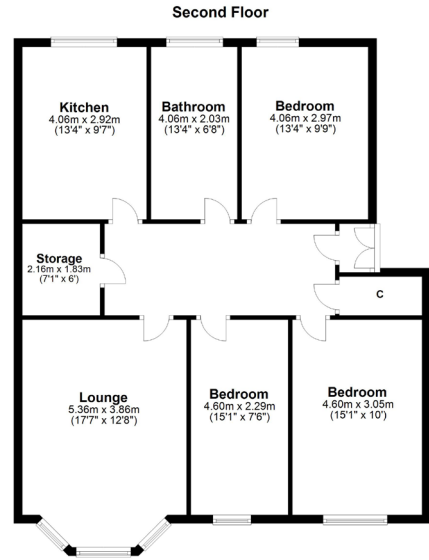
The property has gas central heating, double glazing, secure entry system and an immaculate residents' gardens to the rear. Permit parking is available on request via Glasgow City Council.

## Amenities

The leafy Dowanhill district is well placed for a wide selection of shops and amenities on both Hyndland Road and Byres Road. There are a number of bars, restaurants, cafes and delicatessens in the Hyndland Area, including Epicures and Jelly Hill. There are various supermarkets on Byres Road, including Waitrose, Marks & Spencer and a Tesco Metro.







**WE4509** | Sat Nav: 2/2 39 Lawrence Street, Dowanhill, Glasgow, G11 5HD

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

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