



# 1B QUEENS GARDENS

DOWANHILL

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**Situated within a B-listed, handsome blonde sandstone former townhouse is this beautiful, three bedroom first floor drawing room conversion built circa 1875 and designed by James Thomson.**

A secure entry system provides access to a superb residents' reception hall with sweeping original staircase leading to the first floor. The accommodation comprises; welcoming reception hall with two storage cupboards off and a breathtaking, original drawing room to the front with bay window and triple aspects, stunning original cornice work, feature gas fireplace and refurbished original parquet flooring. The door to the drawing room is also stunning with intricate hand painted design. The current proprietors have fitted a beautiful dining kitchen with a large centre island, quartz work tops, integrated appliances and stylish tiled splash back. There are three very well-proportioned double bedrooms, in particular the principal bedroom that has a stylish en-suite shower room, and beautiful fitted wardrobes that have been designed to be in keeping with the original detail of the property. Finally, there is a family bathroom with separate claw foot bath and shower.

In addition, the property has gas central heating, a wealth of period features and access to a private, off-street parking space. You also qualify for residents on street permit parking and this can be requested via Glasgow City Council.





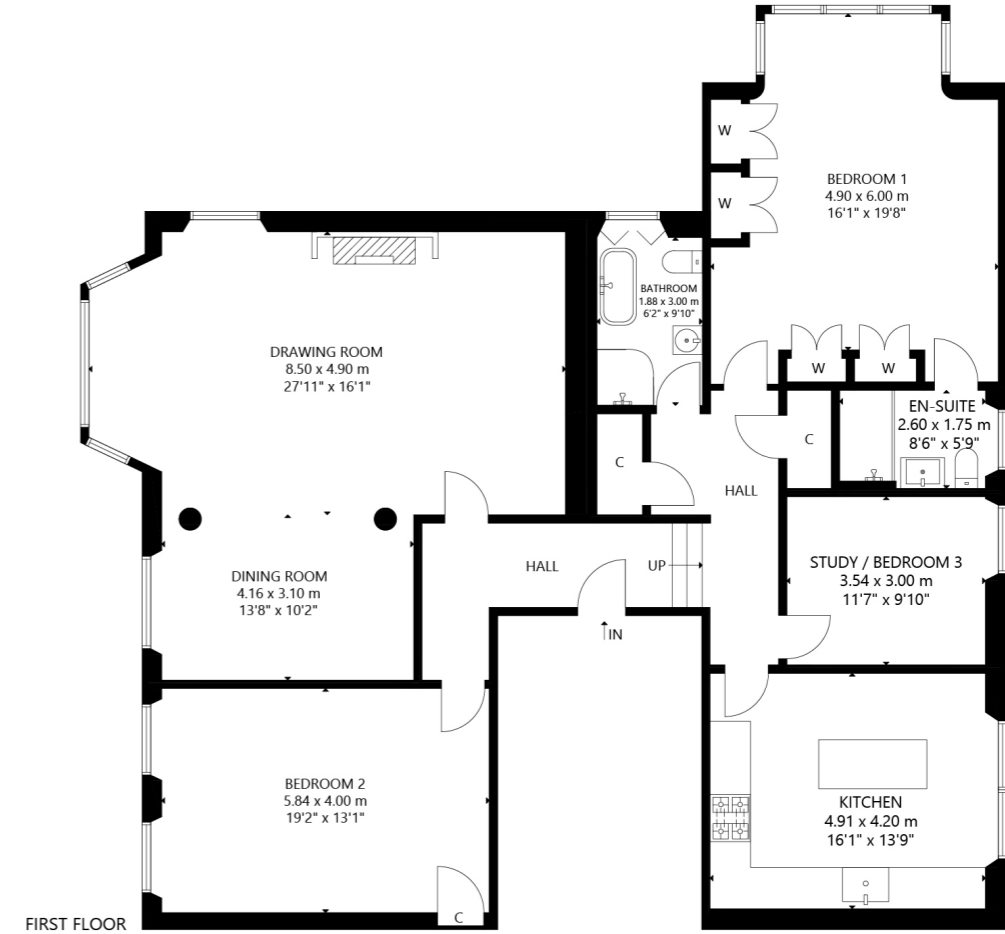












The leafy Dowanhill district is well placed for a wide selection of shops and amenities on both Hyndland Road and Byres Road. There are a number of bars, restaurants, cafes and delicatessens in the Hyndland Area, including Epicures and Jelly Hill. There are various supermarkets on Byres Road, including Waitrose, Marks & Spencer and a Tesco Metro. The famous Ashton Lane, just off Byres Road, offers a selection of bars, restaurants and the Grosvenor Cinema. At the top of Byres Road are the Botanic Gardens offering a beautiful green space in the city and greenhouses full of tropical plants.

Public transport is excellent, with bus routes operating on Byres Road and underground stations at Hillhead, Kelvinhall and Partick, where there is also a railway station. There are also good road links to the City Centre, Glasgow International Airport, and beyond.

**WE4544** | Sat Nav: 1 Queens Gardens, Dowanhill, Glasgow, G12 9DG

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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



WE'RE **SOLD** ON  
YOUR FUTURE



Corum West End  
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: [westendnq@corumproperty.co.uk](mailto:westendnq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)