



**FLAT 1 KENSINGTON COURT,  
20 KENSINGTON ROAD**

DOWANHILL

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1 | BEDROOMS

1 | BATHROOM

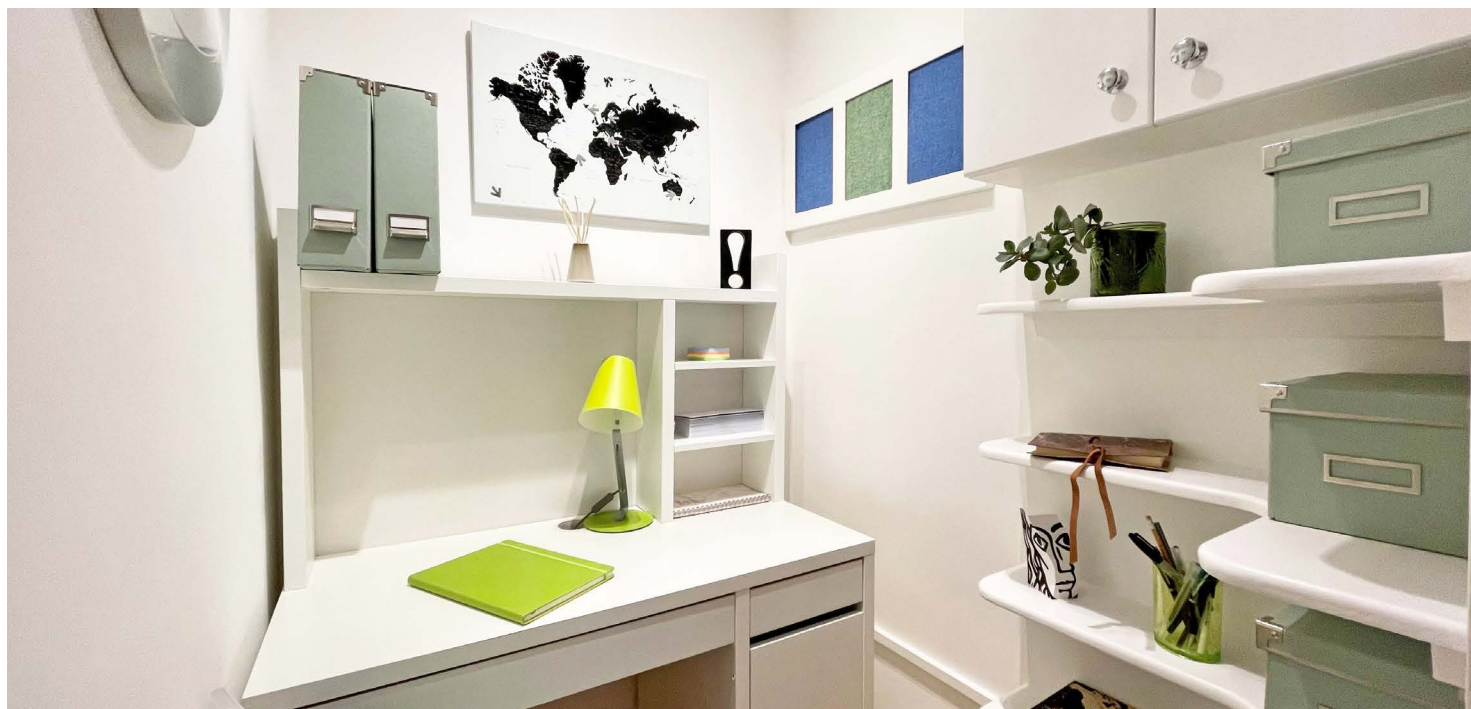
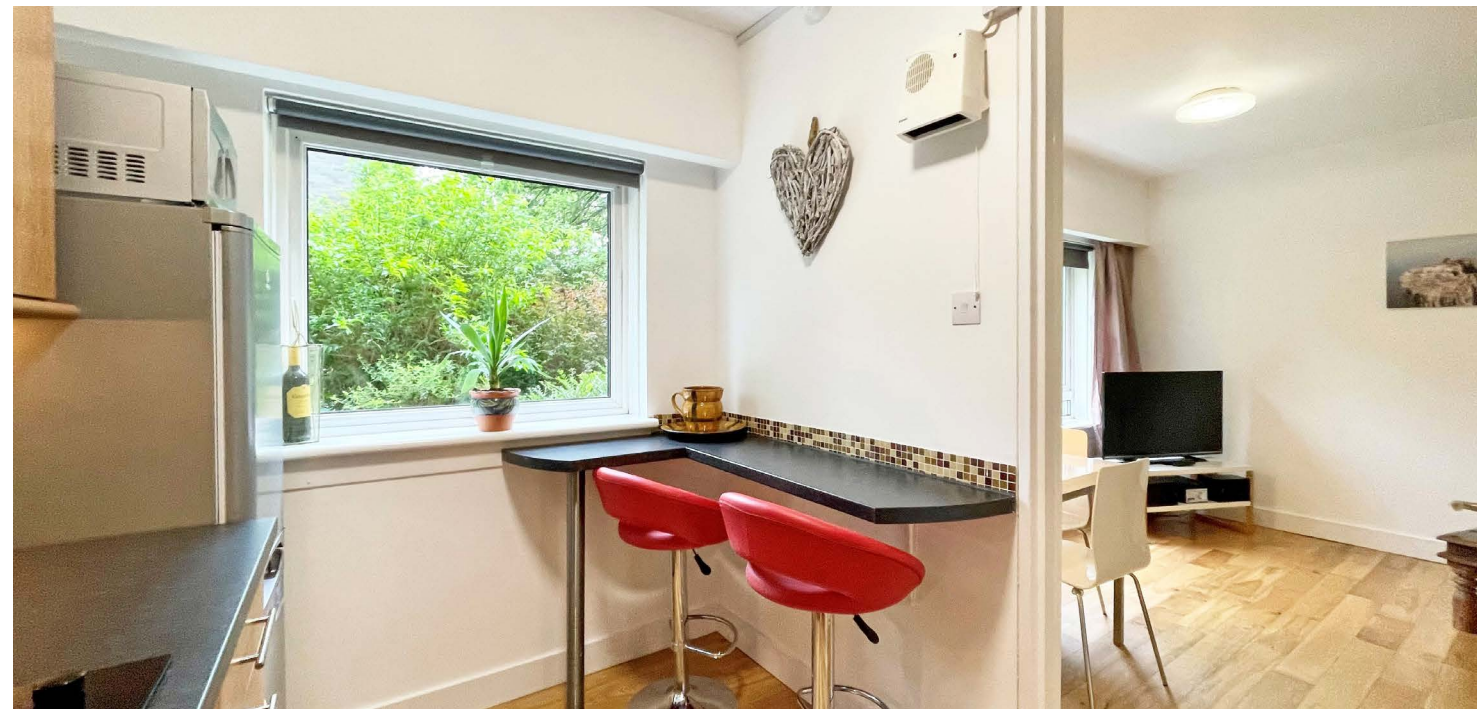
1 | PUBLIC ROOM

Flat 1 Kensington Court is an immaculate, one-bedroom ground floor flat with private garage, located in the highly sought after Dowanhill area.

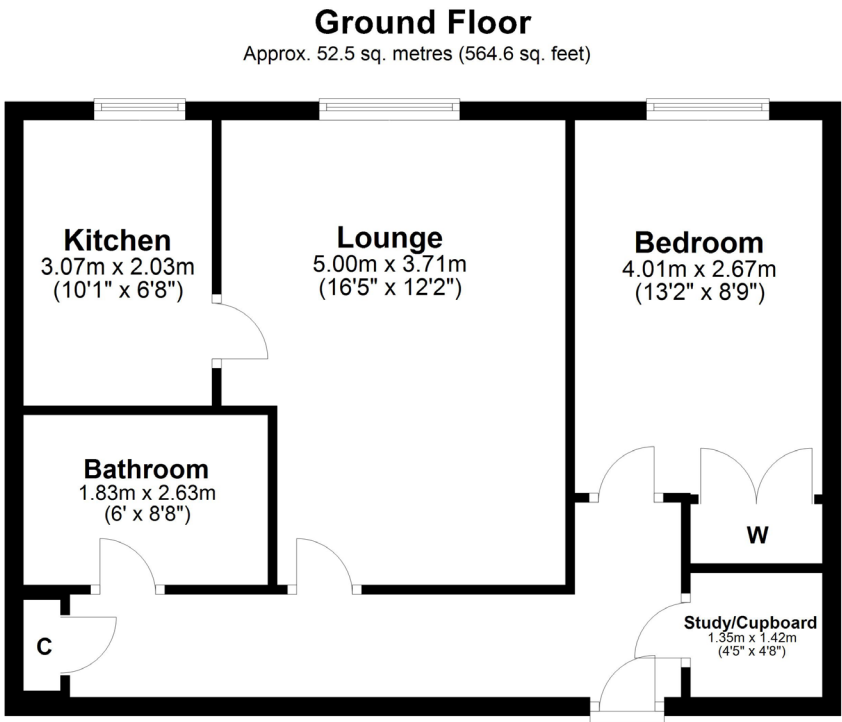
Entrance to the building is via a residents-controlled entry system, leading to a well-maintained communal hallway with lift and stair access. The internal accommodation comprises; L-shaped reception hallway with storage cupboard off and a spacious lounge with modern kitchen off, providing lovely views onto the impeccable residents' gardens. There is a generously sized double bedroom with built in wardrobes, separate study area/large cupboard and finally, a stylish bathroom with separate bath and shower completes the accommodation on offer.

The flat has double glazing, electric heating, lift access, secure door entry system, extremely well-kept communal grounds and as previously mentioned, a private garage.









Total area: approx. 52.5 sq. metres (564.6 sq. feet)

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.

Glasgow University is situated on University Avenue, just off Byres Road, and provides world class further education.

**WE4580** | Sat Nav: Flat 1 Kensington Court, 20 Kensington Road, Dowanhill, Glasgow, G12 9NX

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





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