



2A DOWANSIDE ROAD

DOWANHILL

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c o r u m



3 | BEDROOMS

2 | BATHROOMS

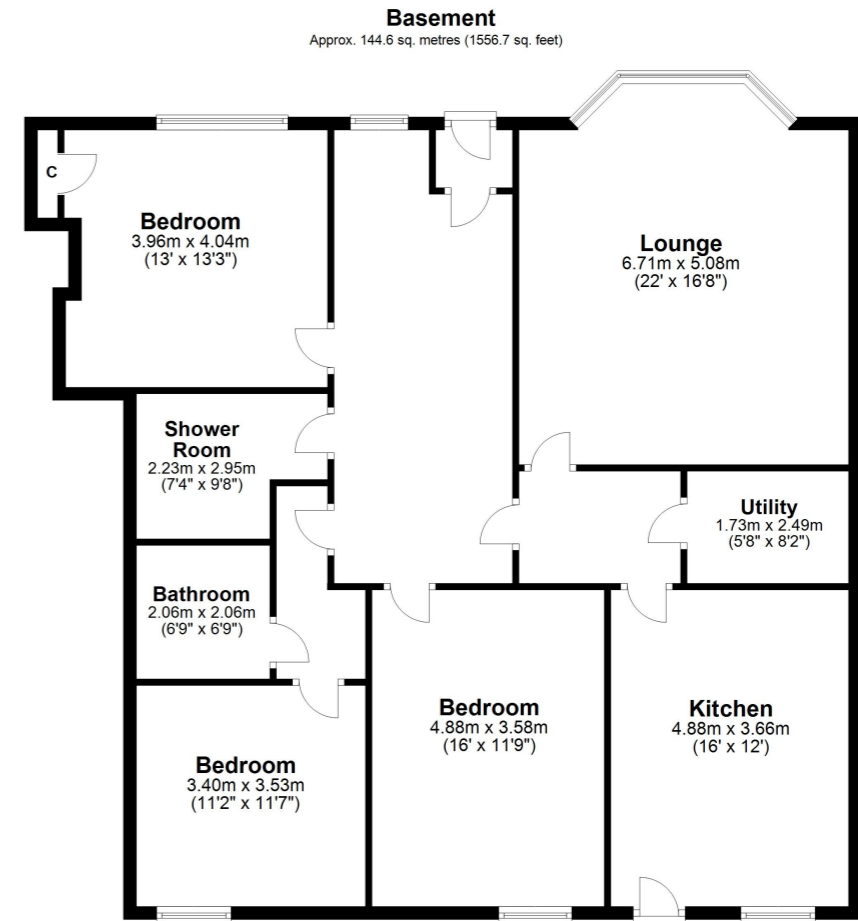
1 | PUBLIC ROOM

2A Dowanside Road is an excellent main door, three bedroom basement flat, situated in a traditional sandstone townhouse in the heart of Glasgow's West End, just off Byres Road and close to a wealth of local amenities and transport links. The property is entered via its own main door and has use of the front patio area.

The internal accommodation comprises; an expansive welcoming reception hall spanning over twenty five feet in length, spacious bay windowed lounge, utility room and to the rear of the property, is a large dining kitchen with back door providing direct access to the communal rear courtyard. There are three generous sized double bedrooms, a stunning modern shower room with Porcelanosa tilling, and a further bathroom with shower over bath completes the expansive accommodation on offer.

The property has gas central heating, use of patio area to the front and communal courtyard to the rear. On street parking permits are available via request to Glasgow City Council.





Total area: approx. 144.6 sq. metres (1556.7 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.

WE4570 | Sat Nav: 2A Dowanside Road, Dowanhill, Glasgow, G12 9DA

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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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