

1 D QUEENS GARDENS

DOWANHILL, GLASGOW



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2 | BEDROOMS
2 | BATHROOMS
2 | PUBLIC ROOMS

1 Queens Gardens is a magnificent, three bedroom elevated ground and garden duplex conversion, in this imposing end terrace townhouse in the heart of Downhill, on this classic tree lined terrace.

The generous accommodation enjoys triple aspects and access to a well-maintained, tree lined garden. The stylish interior, which retains a wealth of period features including detailed corning and original fireplaces, is complemented by contemporary finishes.

The imposing, period communal hallway with original staircase, corner pillars and fireplace has video entry and leads to the internal accommodation, which comprises of: a reception hallway, a beautiful bay windowed corner lounge with double aspects, a dining kitchen with direct access to the private gardens, and a third bedroom/study. The upper level has two double bedrooms, the principal benefitting from an en suite, and a family bathroom with bath and separate shower. The property also benefits from gas central heating.

An attractive south facing garden is located at the rear of the property, with feature decked seating area, mature tree screening and established decorative border plants and shrubs.





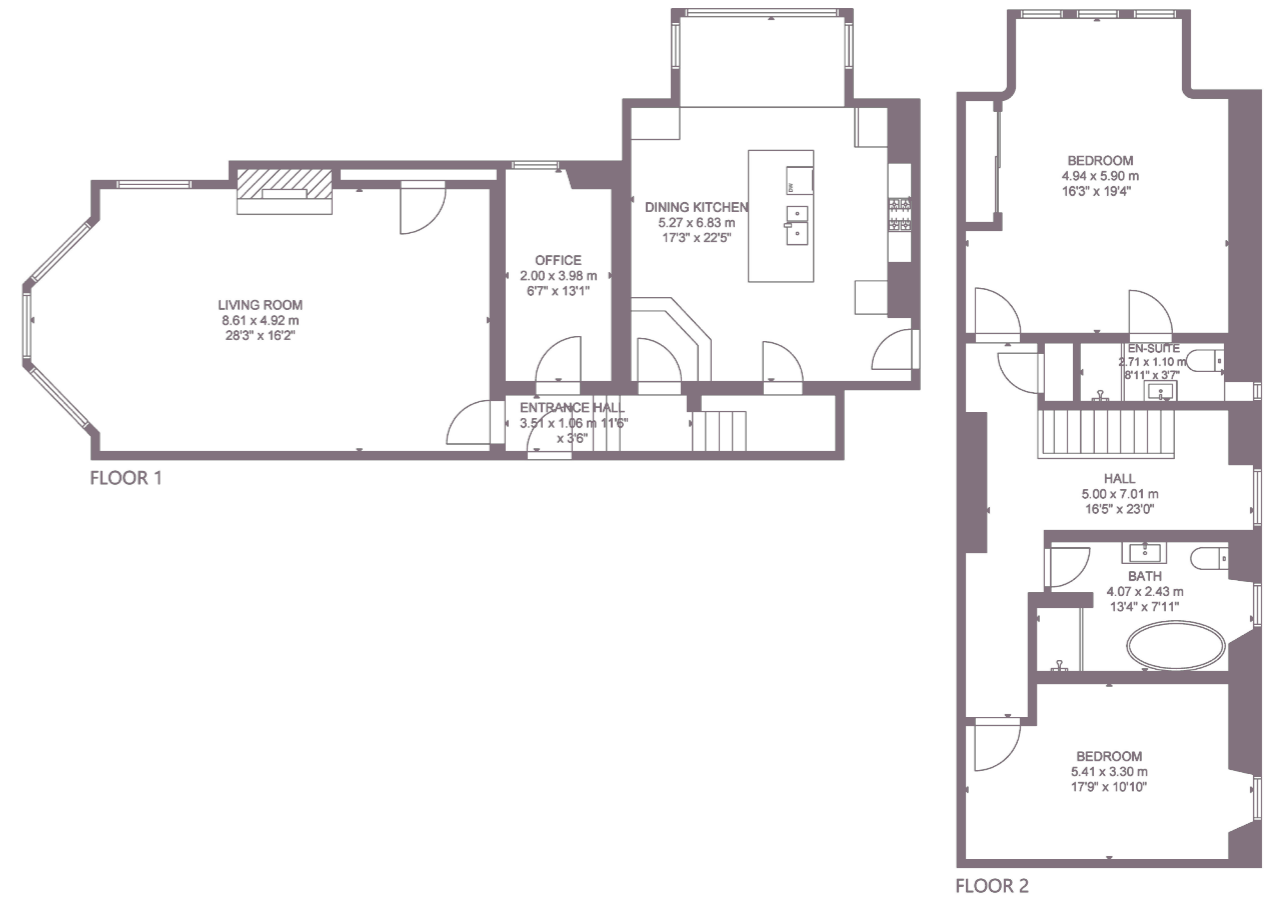












Local Area

The leafy Downhill 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.

WE4586 | Sat Nav: 1 Queens Gardens, Downhill, G12 9DG

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





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