



2/2 9 ROXBURGH STREET
DOWANHILL

www.corumproperty.co.uk


c o r u m



3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

2/2 9 Roxburgh Street is a three bedroom top floor flat, situated within a blonde sandstone tenement in the highly sought after Downhill area, just off Byres Road.

The building is initially accessed via a secure entry system leading to a residents' communal hall. The internal accommodation comprises; large L-shaped welcoming reception hall with storage cupboards, stunning bay windowed lounge with feature fireplace and a fantastic dining kitchen, with a range of base and wall mounted units. There are three spacious double bedrooms and finally, a modern family shower room completes the accommodation on offer.

The flat has gas central heating, double glazing, secure entry system and communal rear gardens. Permit parking is available via request from 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.

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

WE4592 | Sat Nav: 9 Roxburgh Street, Dowanhill, G12 9BH

For the full home report visit 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: westendenq@corumproperty.co.uk

www.corumproperty.co.uk