



TOP FLOOR, 2 MARCHMONT TERRACE

DOWANHILL

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2 | BEDROOMS

1 | BATHROOM

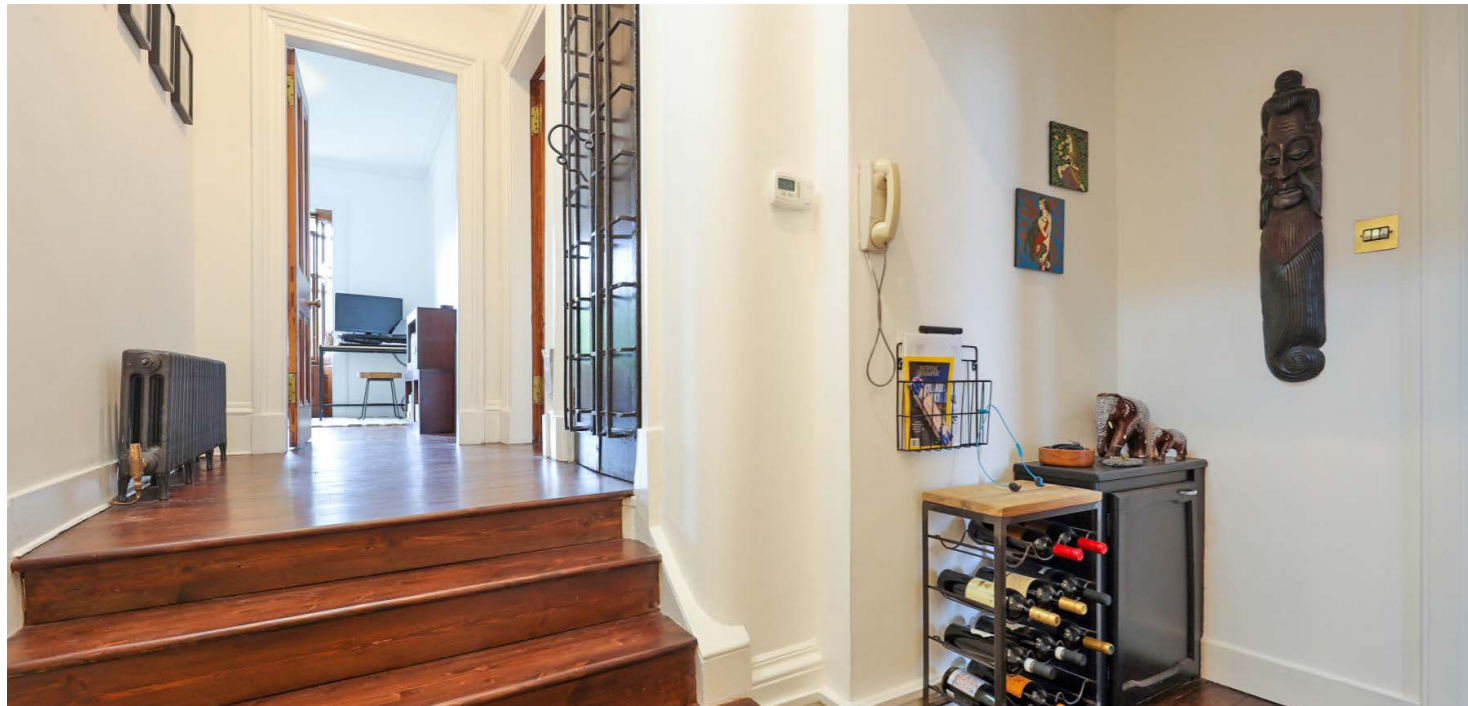
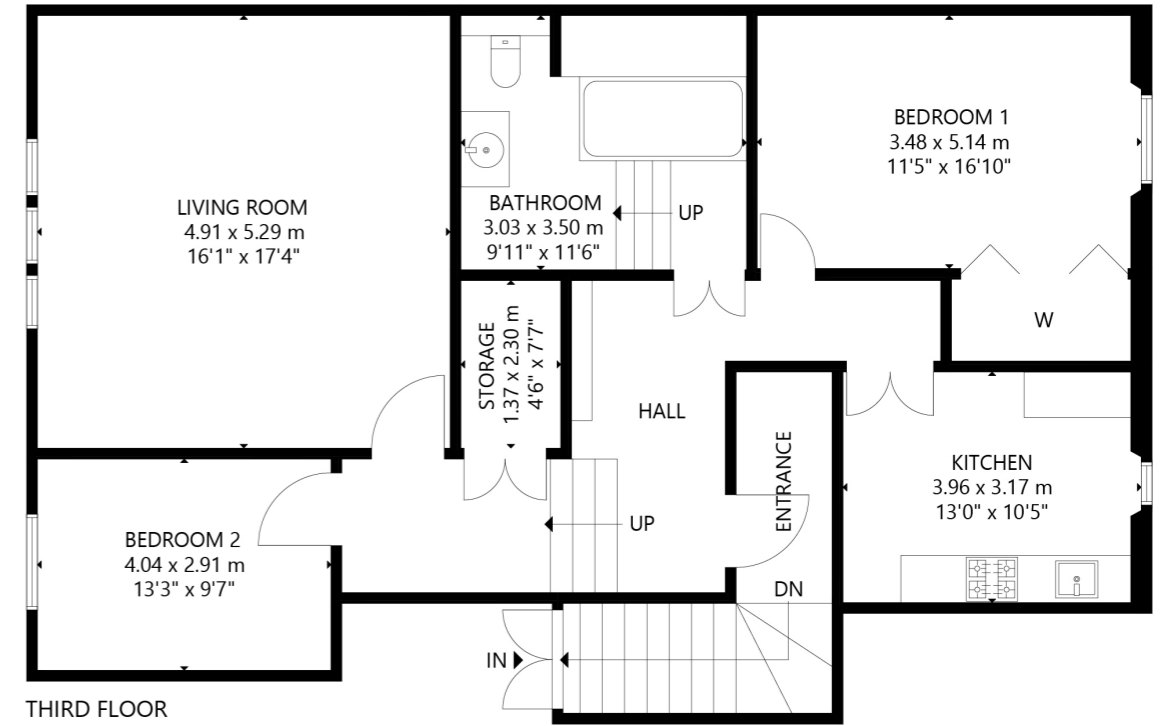
1 | PUBLIC ROOM

Occupying the top floor at 2 Marchmont Terrace, is this charming two bedroom flat with beautiful open aspects over the city, to the front and rear.

The townhouse conversion is initially accessed via a grand communal entrance hall with staircase leading to the top floor. The property has a reception hall, large lounge with feature fireplace and a superb dining kitchen with incredible views across the West End. There are two generous sized double bedrooms and finally, a stylish internal bathroom can be found off the hall.

There is a shared garden with a patio to the rear of the property, offering secluded green space in the heart of the West End, and the flat also benefits from gas central heating, period sash case double glazing and residents' permits for on street parking are available on 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.

The property is within the catchment for Hillhead Primary School and Glasgow University is situated on University Avenue, just off Byres Road, and provides world class further education.

WE4598 | Sat Nav: 2 Marchmont Terrace, Dowanhill, Glasgow, G12 9LT

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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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