



2/7 2 LILYBANK TERRACE
HILLHEAD

www.corumproperty.co.uk





2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Contained within the former Laurel Bank School, the beautiful Lilybank Terrace development forms part of a handsome blonde sandstone, Grade B listed terrace. The building originally dates to circa 1880 and was substantially extended and refurbished in 2013 by L&S Homes to provide exclusive, luxury residences on a private accessed terrace.

Entrance to the building is via a secure entry system and well-presented residents' hall with lift access to all levels. The internal accommodation comprises; welcoming reception hall with storage off, dual aspect open plan lounge and kitchen by Kitchens International, benefitting from integrated Siemens appliances, Quartz stone work tops and a range of base and wall mounted units. Completing the ground floor is a double bedroom with large fitted wardrobe and en-suite shower room by Porcelanosa.

Upstairs leads to a mezzanine bedroom and a family bathroom, again by Porcelanosa. There is also an access out to the third floor off this level.

In addition, the property benefits from hardwood flooring, double glazing, an allocated private parking space on the terrace, bike storage and well maintained communal rear gardens.

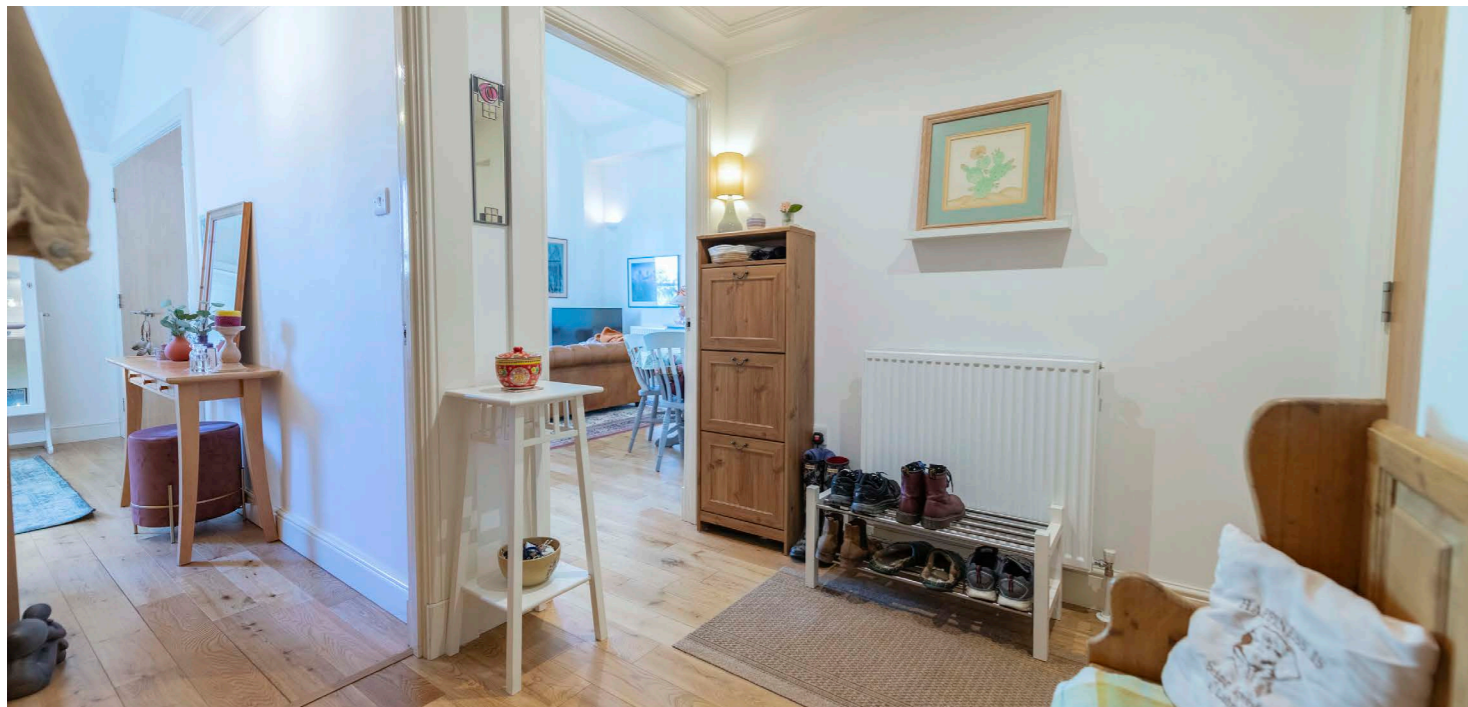




FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 91 m²/977 sq ft
 FLOOR 1: 63 m²/675 sq ft, FLOOR 2: 28 m²/302 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Hillhead is centrally located within the West End, close to Glasgow University. The main street, Byres Road, offers a wide selection of shops, cafés and supermarkets including Tesco Metro, Marks & Spencer and Waitrose. The famous Ashton Lane is situated just off Byres Road offering various bars, restaurants and the Grosvenor Cinema.

The recently refurbished Hillhead Underground on Byres Road provides swift access to Glasgow City Centre and regular bus services operate on Byres Road and Great Western Road. There are also good road links to the motorway network and Glasgow International Airport.

Glasgow University is situated on University Avenue and provides world class further education.

The location is extremely popular for students, first time buyers and young professionals.

WE4601 | Sat Nav: 2 Lilybank Terrace, Hillhead, Glasgow, G12 8RX

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: westendnq@corumproperty.co.uk

www.corumproperty.co.uk