



25A DUNDONALD ROAD

DOWANHILL

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2 | BEDROOMS

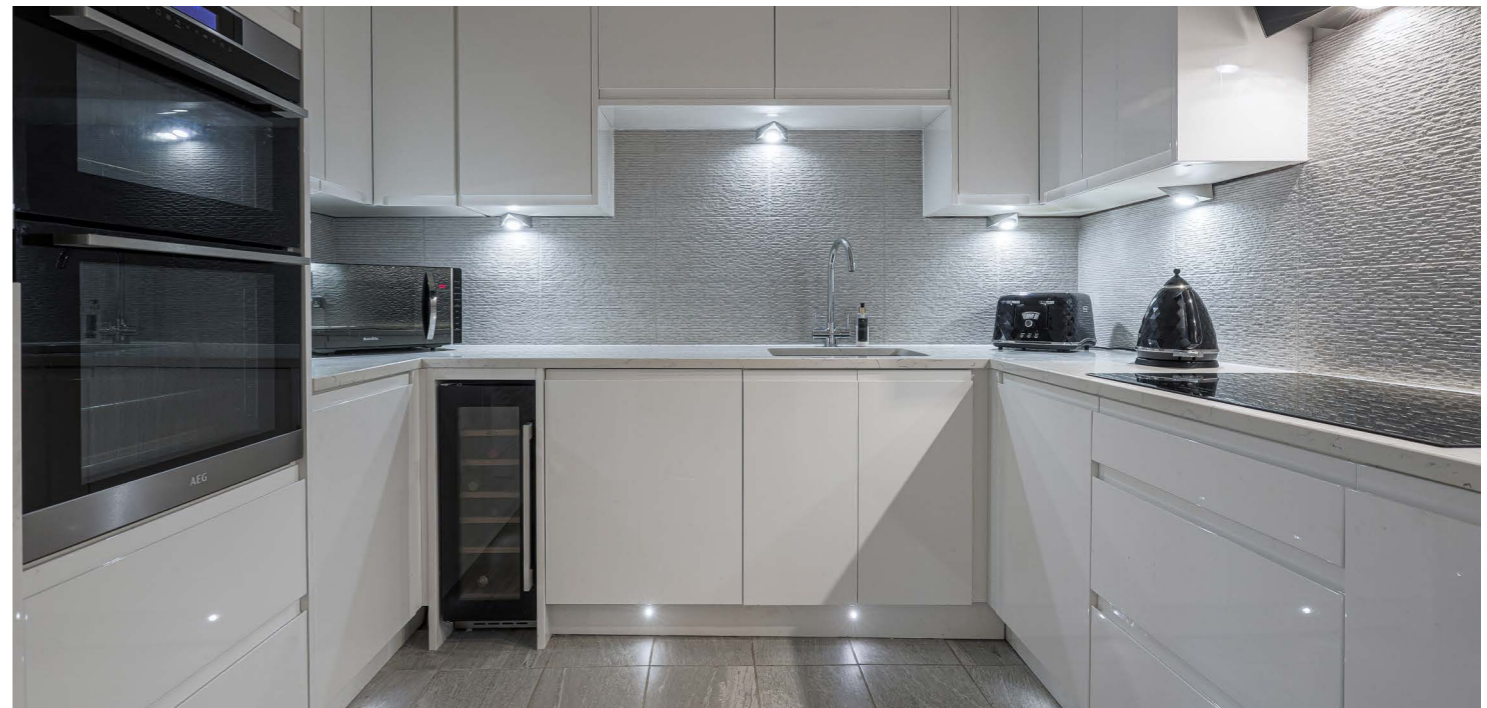
2 | BATHROOMS

1 | PUBLIC ROOM

This incredible main door apartment has been lovingly upgraded by the current proprietor over their time of ownership, and the freshly decorated property boasts a stunning new kitchen and en-suite. Situated in a handsome C listed blonde sandstone converted town house built circa 1880, the main door entry provides access to a welcoming vestibule, which in turn leads to a fantastic sized lounge, with ample space for a large dining table within the bay window. Off the lounge, is the stunning recently upgraded kitchen with stone worktops, a range of integrated AEG appliances and ample work surface.

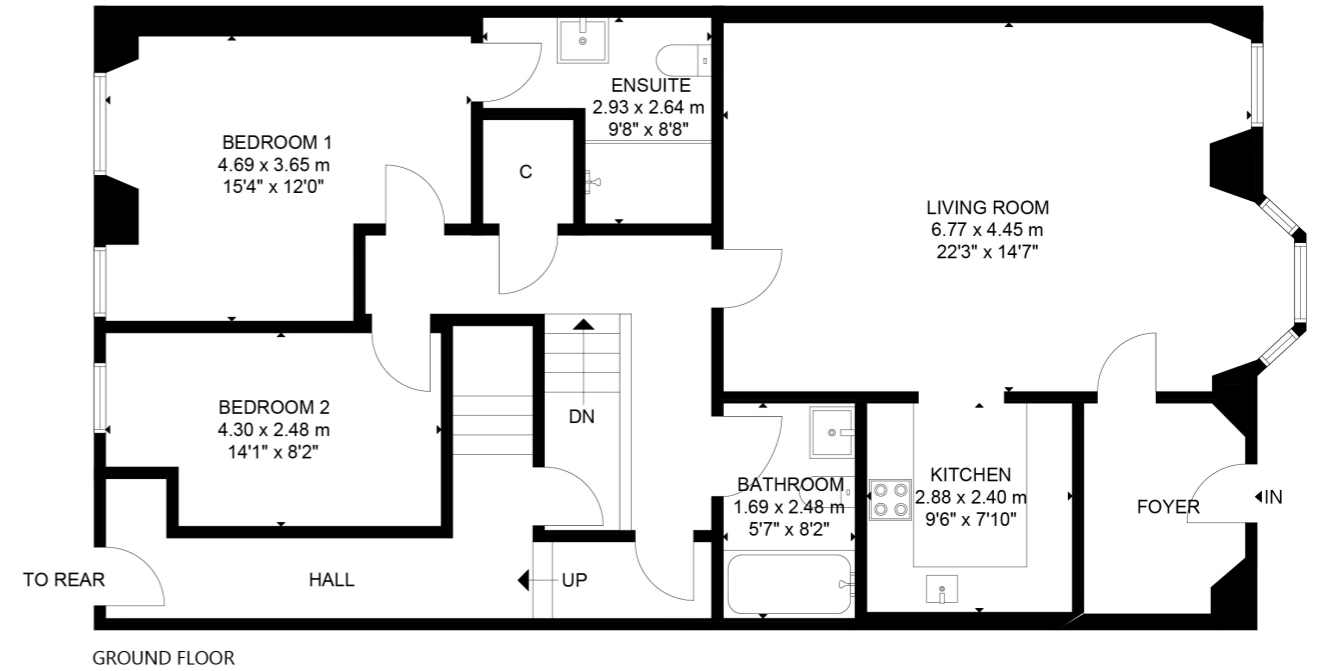
To the rear of the property is a family bathroom and two bedrooms, one of which is currently being used as a home office. The principal bedroom benefits from the most stylish of en-suite shower rooms by Porcelonosa. An internal back door provides access to the common hall areas which have been recently redecorated with new carpeting. An external back door provides access to an expansive communal garden.

The property benefits from gas central heating controlled by a Hive thermostat, and residents' permit parking is available via request to 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.

WE4603 | Sat Nav: 25A Dundonald Road, Dowanhill, Glasgow, G12 9LL

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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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Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendnq@corumproperty.co.uk

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