



FLAT 2 54 Highburgh Road
DOWANHILL

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2 | BEDROOMS

1 | BATHROOM

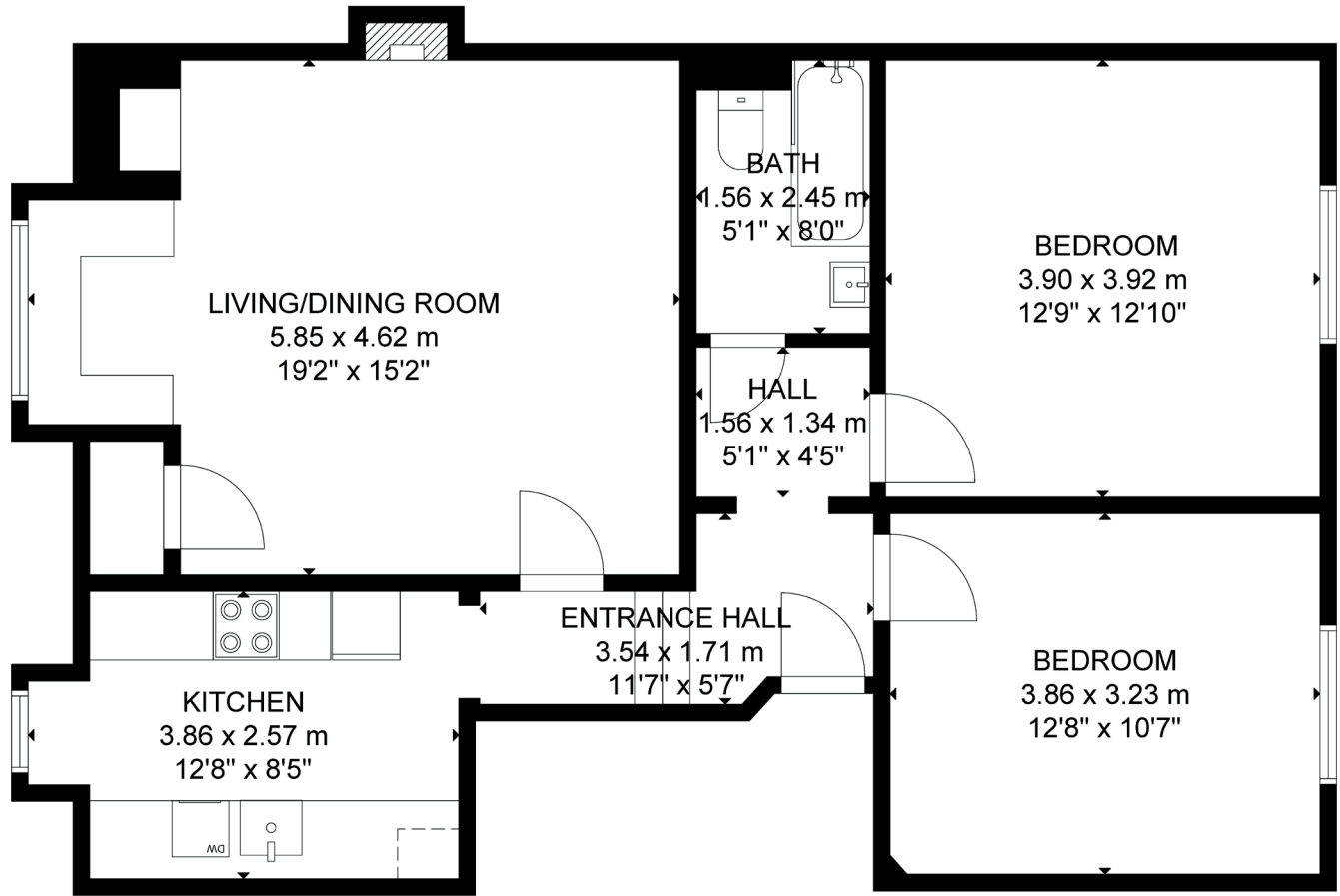
1 | PUBLIC ROOM

The top floor at 54 Highburgh Road is a beautiful two-bedroom conversion, in the popular Dowanhill district and bordering Hyndland, thus allowing access to all the amenities the West End has to offer, along with excellent transport links.

Entrance to the building is via a well-kept communal hall with an original staircase leading to the property. The accommodation comprises; a welcoming reception hallway with skylights allowing natural light to flood in and exposing the townhouse's original cornicing, and a beautiful lounge with multifuel fireplace and window seat arrangement offering views over the popular Dowanhill Park and South Glasgow. There is a stylish galley kitchen with Belfast style sink and a range of built-in units. Furthermore, there are two excellent sized double bedrooms, and a stunning family bathroom with shower over bath.

The property also has gas central heating, secure entry system and a communal rear garden with a fantastic decked area. On street permit parking is also available on request via 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.

WE4609 | Sat Nav: 54 Highburgh Road, Dowanhill, Glasgow, G12 9EH

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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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