



3/5 66 VICTORIA CRESCENT ROAD

DOWANHILL

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

A sumptuous two bed top floor apartment within the C-Listed red sandstone building in the Notre Dame development in the ever desirable, tree lined Downhill district. Built around 1905, the former school was sympathetically converted in 2018, offering a luxurious lifestyle at one of Glasgow's most sought-after addresses.

The stylish interior offers generous accommodation, extending to over 1880 sq.ft and comprises of a bright, spacious hallway with seating area and storage off, and double doors leading to a grand formal lounge/dining room with open plan kitchen with breakfast bar, and feature floor to ceiling arch window, complemented with additional Velux windows, flooding the entire space with natural light. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite bathroom with separate shower, and the second bedroom currently being used as a sitting room. Both bedrooms benefit from fitted wardrobes, and there is also a family bathroom off the hallway.

The kitchen is by Porcelanosa and has Duropal laminated worktops, a range of soft close units, Siemens integrated oven and hob and integrated fridge/freezer and dishwasher. In the bathrooms, there are Porcelanosa sanitary wear and tiles, electric under floor heating and remote controlled Velux windows. There is also double glazing, gas fired heating system with Hive digital control, secure video entry to the building and lift access. The property also benefits from a private, allocated parking space within the development, with first stage EV charging installation.

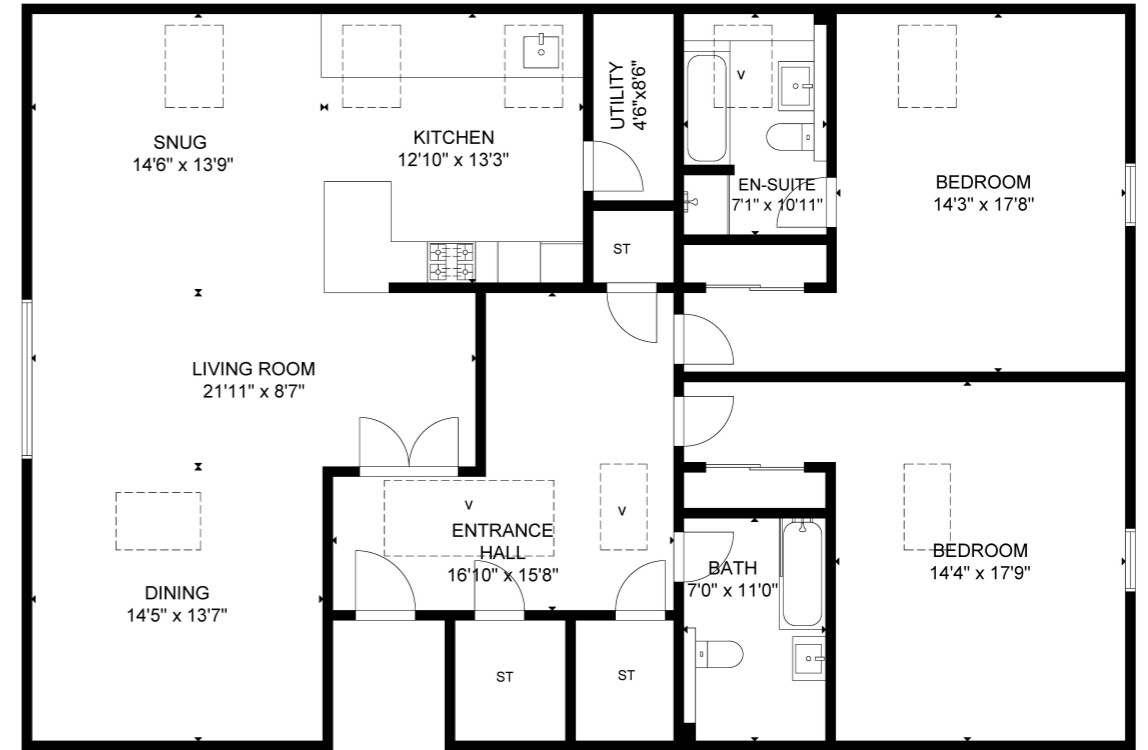
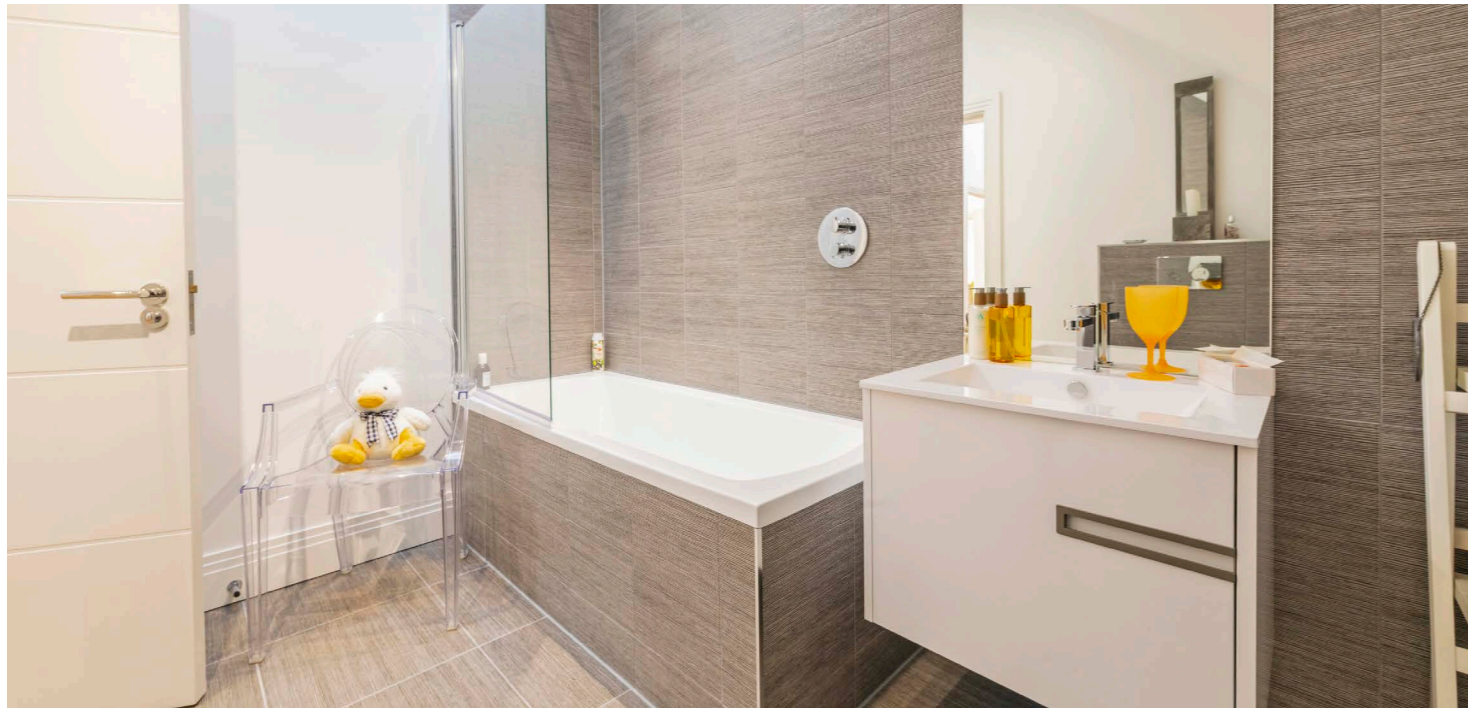












FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1,900 sq ft
FLOOR 1: 1,500 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

WE4619 | Sat Nav: 3/5 66 Victoria Crescent Road, Dowanhill, Glasgow, G12 9JL

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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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