



**FLAT 4 72 Highburgh Road**  
DOWANHILL

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Flat 72 Highburgh Road is a beautiful, fully refurbished, top floor conversion, in the heart of the West End adjacent to Cottiers. The property has been finished to the highest of standards and is in outstanding condition.

The property is entered through a welcoming communal hall with original staircase which leads you to the top floor. The internal accommodation comprises; a stunning reception hallway with excellent storage, and a beautiful open plan lounge/kitchen with feature fireplace. The kitchen consists of contemporary, German handle less Hacker base and wall mounted units, integrated Bosch appliances, a wine cooler and a breakfast bar. There are two excellent sized double bedrooms, with the principal bedroom benefitting from an enviable light and spacious walk-in wardrobe. A very desirable, fully tiled, Porcelanosa bathroom, completes the accommodation on offer.

The property also benefits from double glazing, gas central heating, quality flooring throughout and communal rear gardens. Residents on-street permit parking is available via request to Glasgow City Council.





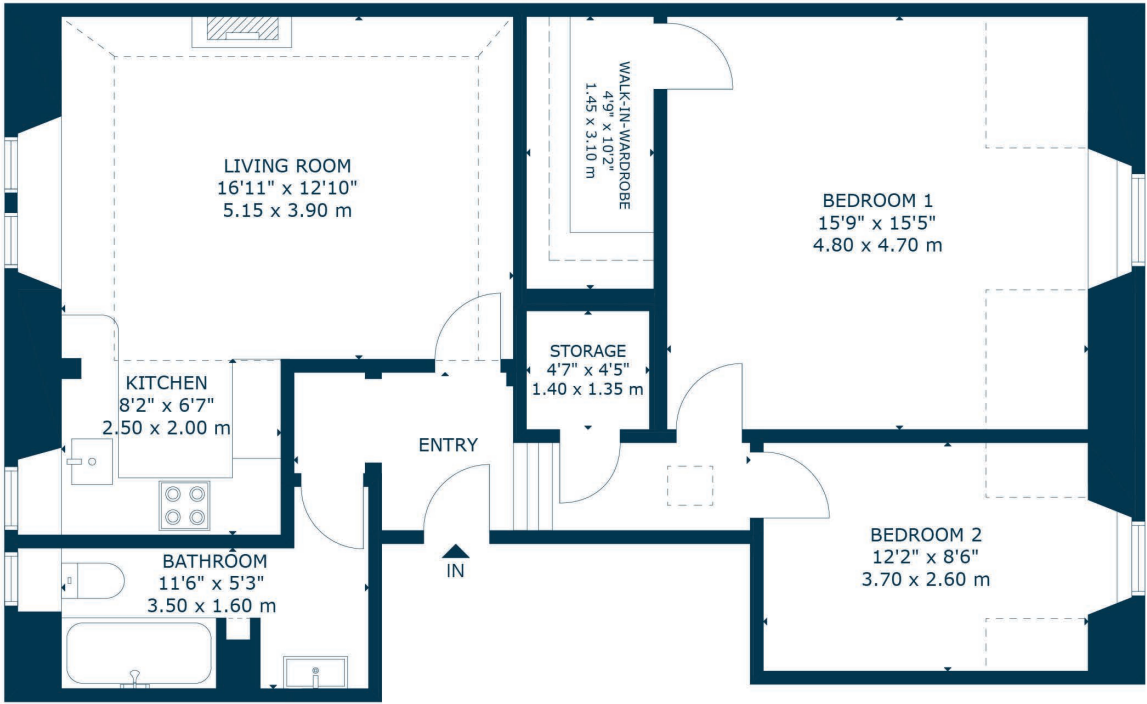












SECOND FLOOR



The leafy Dowanhill district is well placed for a wide selection of shops and amenities on both Byres Road and Hyndland Road. 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. There are a number of bars, restaurants, cafes and delicatessens in the Hyndland Area, including Epicures and Jelly Hill.

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 and higher education.

**WE4825** | Sat Nav: Flat 4 72 Highburgh Road, Dowanhill, Glasgow, G12 9EN

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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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