



40 ROWALLAN GARDENS

BROOMHILL

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4 | BEDROOMS
2 | BATHROOMS
3 | PUBLIC ROOMS

This fantastic family home is situated in one of the most sought-after locations in Broomhill.

The property has been immaculately renovated, extended and redesigned to offer fantastic family space. The accommodation, is highly flexible to contemporary living, but the architectural redesign has paid careful attention to preserving and enhancing the beautiful period features.

The internal accommodation comprises; welcoming reception hall, elegant bay windowed lounge with feature fireplace and stained-glass windows, a second family room, which could be a fifth bedroom, and a beautiful, extended dining kitchen with contemporary units, in-built appliances, island unit and modern dining area and poured concrete floor. Here there are feature bi-folding doors leading to a beautifully landscaped, enclosed garden with large bespoke seating area. A utility room off the kitchen and WC and storage cupboard off the hall completes the accommodation on this level.

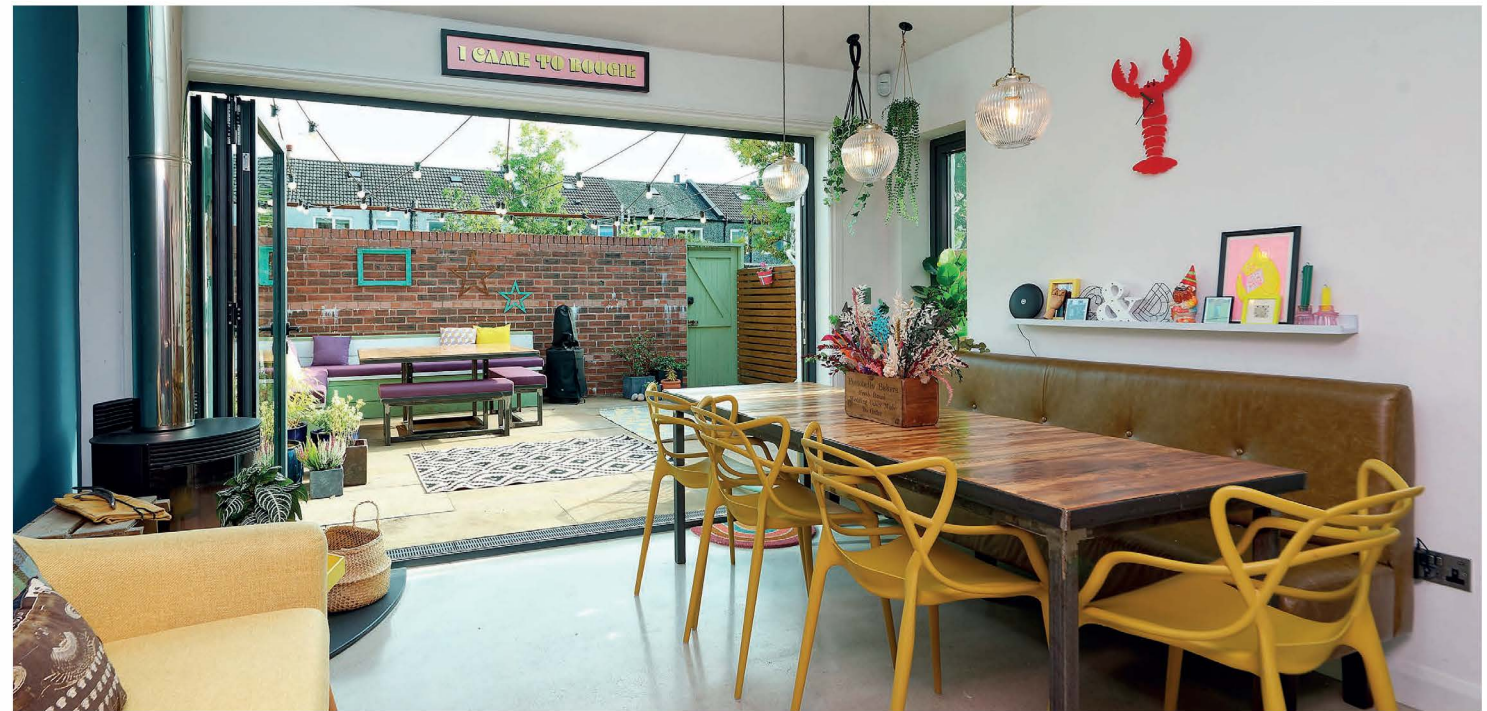
The upper half landing provides access to a stylish family bathroom with separate bath and shower and an additional, equally stylish shower room and a storage cupboard. Both bathrooms are beautifully tiled with contemporary fittings and fixtures.

On the upper level are four generous sized bedrooms, with the principal having a bay window with stained glass, and the rear bedroom, currently used as a studio, benefits from dual aspects and a sky light.

There is also loft storage, gas central heating, double glazing and stunning, stained glass and cornicework throughout this incredible “turn key” condition home.













Broomhill is a beautiful, leafy district in the West End of Glasgow bounded by the districts of Thornwood and Partick to the south, Hyndland to the east, and Jordanhill, Scotstoun and Victoria Park to the west. Broomhill Primary School is the main feeder school to the state secondary schools in the area, Hyndland Secondary and St Thomas Aquinas. Public transport is available by bus, rail and underground, with a bus service operating on Broomhill Drive and Crow Road, railway stations at Hyndland and Partick and an underground station at Partick. There are also good road links to the City Centre, Glasgow International Airport and beyond.

WE4870 | Sat Nav: 40 Rowallan Gardens, Broomhill, Glasgow, G11 7LJ

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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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