



0/1 9 ROXBURGH STREET
DOWANHILL

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2 | BEDROOMS
1 | BATHROOM
1 | PUBLIC ROOM

0/1 9 Roxburgh Street is a fabulous two-bedroom flat, situated within a blonde sandstone tenement building just off Byres Road in the highly sought after Dowanhill area.

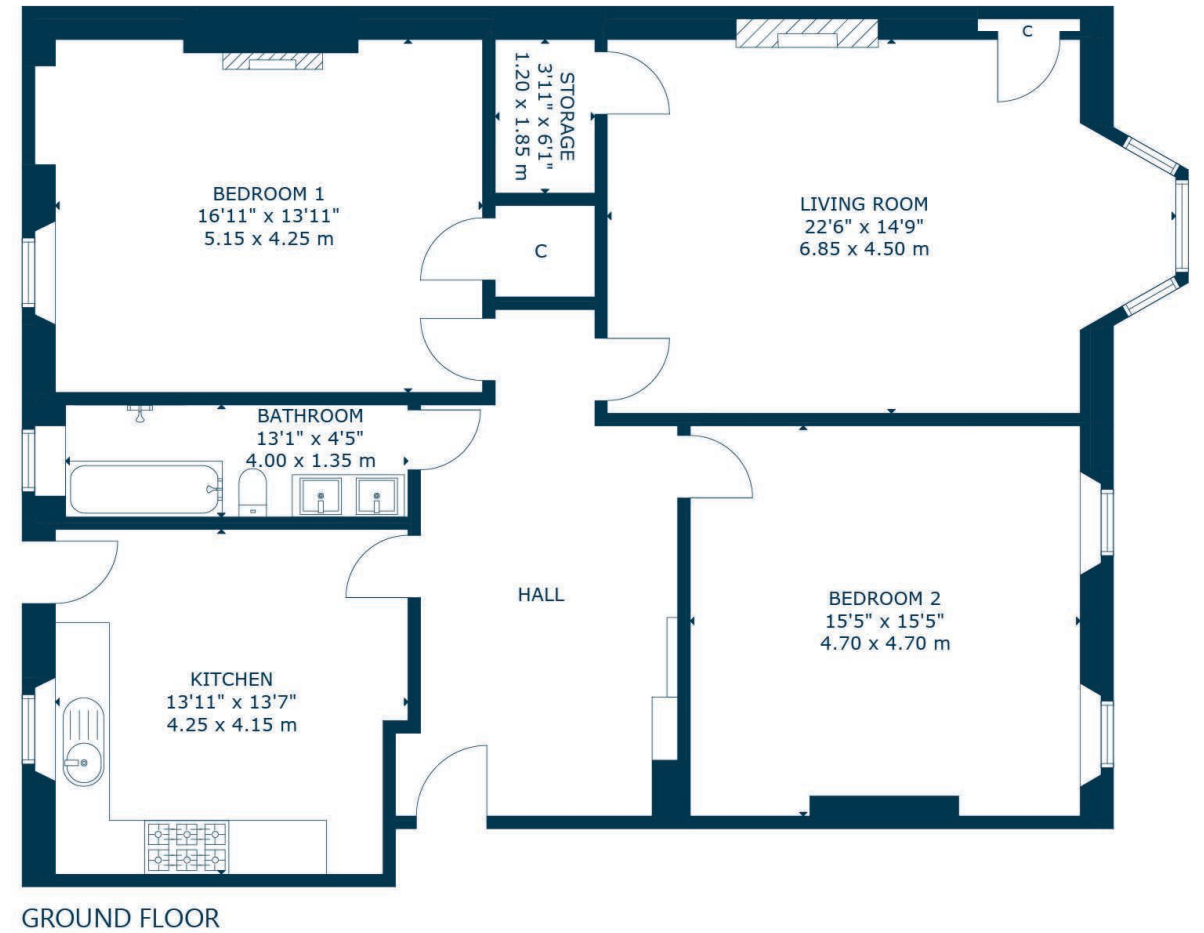
Entrance to the building is via a residents'-controlled entry system leading to a well-maintained communal hallway. The internal accommodation comprises; large welcoming reception hall, stunning bay window lounge with storage cupboard off, and a fantastic dining kitchen, with the added benefit of a back door leading directly to the well looked after, communal rear gardens. There are two spacious double bedrooms and finally, a modern family bathroom with separate shower and bath completes the accommodation on offer.

The flat has gas central heating, secure entry system and communal rear gardens. On street permit parking is available via request from Glasgow City Council.









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.

WE4892 | Sat Nav: 9 Roxburgh Street, Dowanhill, Glasgow, G12 9BH

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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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