



TOP FLOOR 16 ROSSLYN TERRACE

DOWANHILL

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

This excellent top floor flat occupies the entire top floor at 16 Rosslyn Terrace and is located on the beautiful tree lined street, ideally placed to take advantage of a wealth of local amenities and transport links. Entrance to the building is via a residents-controlled entry system leading to a well-maintained communal hallway.

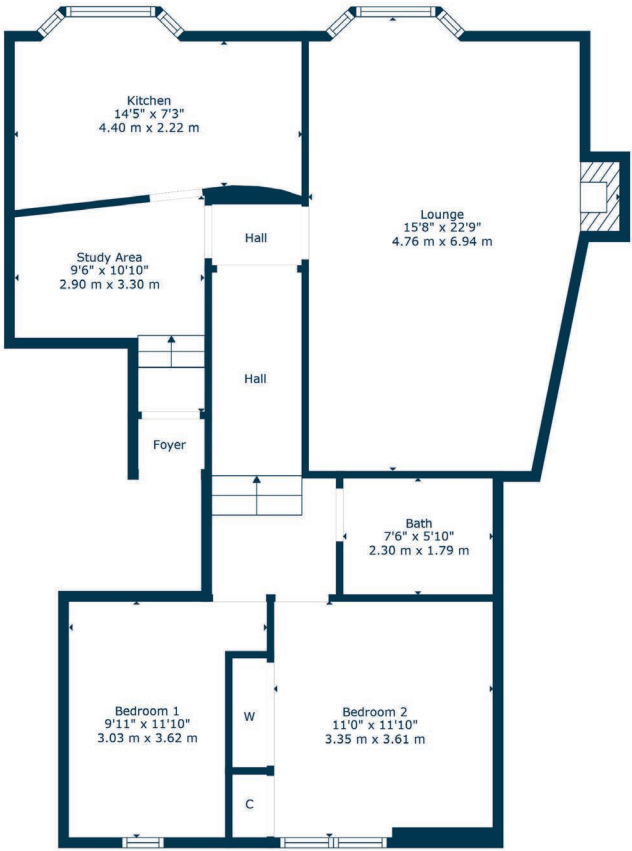
The internal accommodation comprises; welcoming reception hall with study area, large bay windowed lounge with feature fire surround and a kitchen with a good selection of base and wall mounted units. There are two generous sized double bedrooms to the rear and finally, a family bathroom with over bath shower completes the accommodation on offer.

The property benefits from gas central heating and a secure entry system. On street parking permits can also be obtained via request to 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.

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. There are a number of excellent comprehensive schools in the area as well as private schooling at The Glasgow Academy, The High School of Glasgow and Kelvinside Academy.

WE4898 | Sat Nav: Top Floor 16 Rosslyn Terrace, Dowanhill, Glasgow, G12 9NA

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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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Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendenq@corumproperty.co.uk

www.corumproperty.co.uk