



**1/1 86 DOWANHILL STREET**  
DOWANHILL

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A fantastic opportunity in the form of this magnificent full six apartment property, occupying the entire first floor of this beautifully maintained red sandstone building. Designed by David Barclay and located in the heart of the desirable Downhill district, this property is perfectly positioned to take full advantage of the local amenities on offer.**

The generous and beautifully presented accommodation, extending to circa 2300 square feet, retains a wealth of stunning period features including stained glass, original woodwork, period fireplaces, cornicing, restored sash and case windows and timber floors.

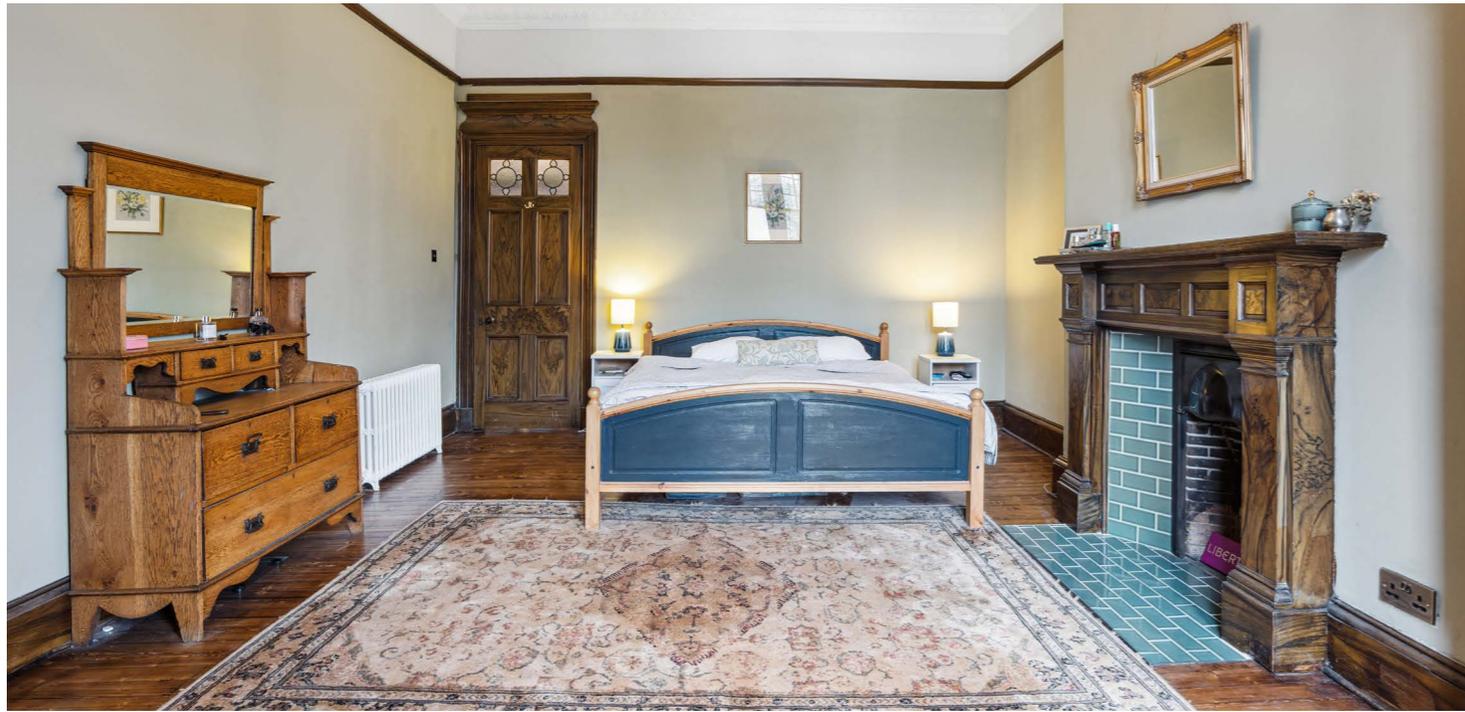
The magnificent building is entered via a secure entry system into a stunning residents' reception hall with original wood paneling, stone flooring, and banister, leading to the upper levels.

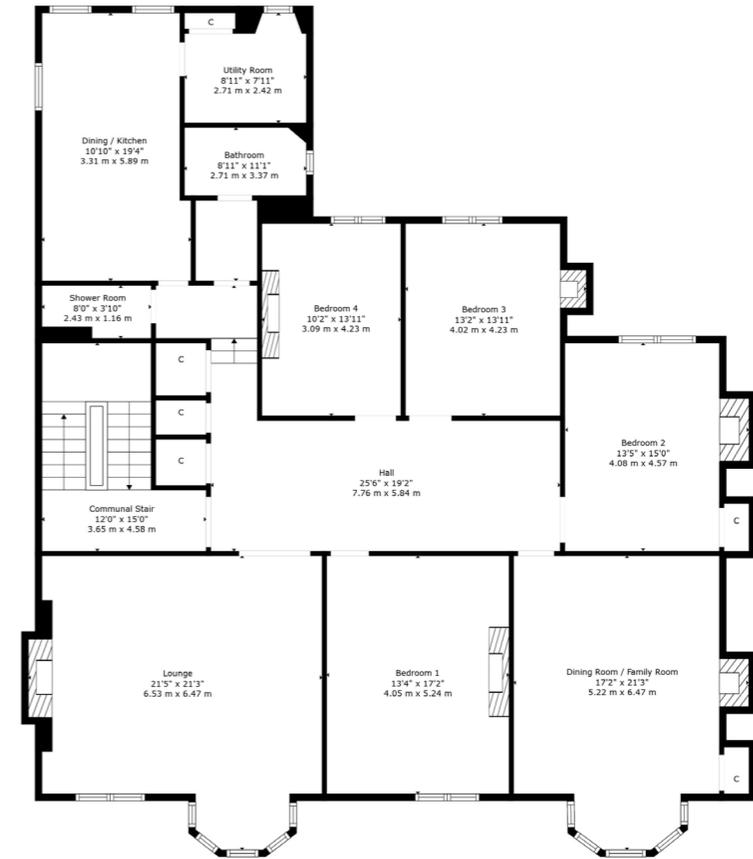
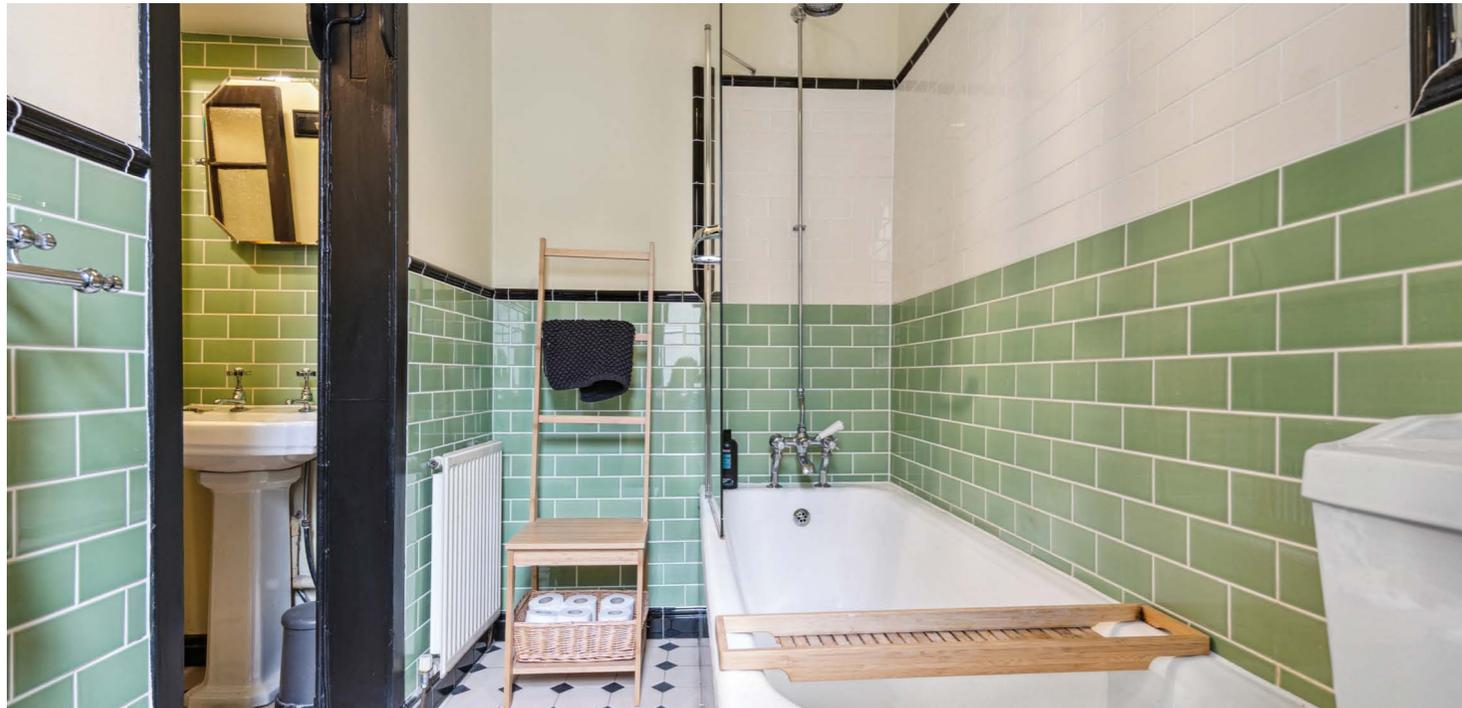
Internally the accommodation comprises: grand reception hallway with feature leaded glass windowed door with three good sized storage cupboards and furthermore, offering access off to all apartments, striking dual aspect bay windowed lounge to the front with traditional fireplace, feature stained leaded glass windows and doors. A formal bay windowed dining room/secondary sitting room with feature fireplace, wood paneling and cornicing, which could be used as a fifth bedroom. A meticulously upgraded dual aspect dining kitchen with centre island, ample space for dining with in-built seating area, and an extremely useful utility space off with an additional storage cupboard. Four generous sized double bedrooms all with period feature fireplaces and ample space for free standing storage, luxurious family bathroom with three-piece suite and an additional modern shower room completes the accommodation on offer.

The property also offers excellent storage, gas central heating, maintained single glazed sash and case windows, refurbished roof, additional storage cupboard on the basement level, beautiful original period features and to the rear, a well-maintained shared residents' garden.









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, cafés and delicatessens in the Hyndland Area, including Epicures, Shucks, Jelly Hill and Peckhams.

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.

**WE4986** | Sat Nav: 86 Dowanhill Street, Dowanhill, G12 9EG

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON  
YOUR FUTURE



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

Tel: 0141 357 1888

Email: [westendnq@corumproperty.co.uk](mailto:westendnq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)