



FLAT 2 18 ROSSLYN TERRACE

DOWANHILL

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3 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

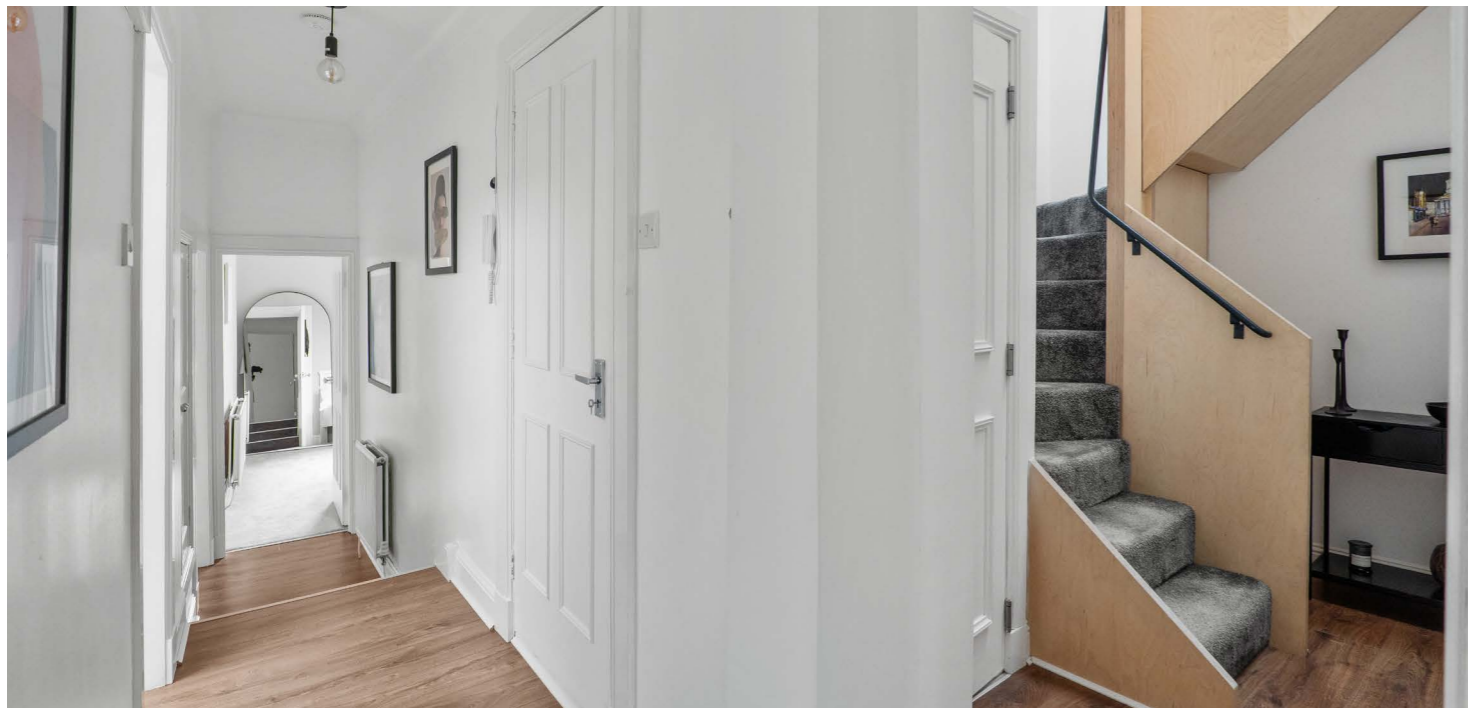
A striking, three-bedroom, upper duplex, located in the highly desirable Downhill district.

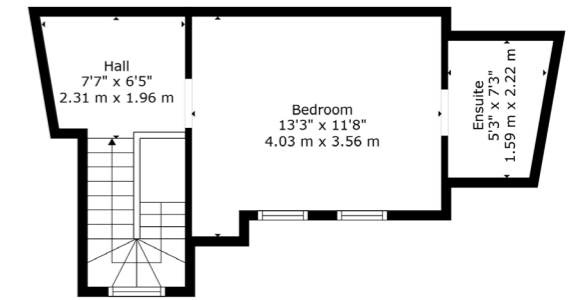
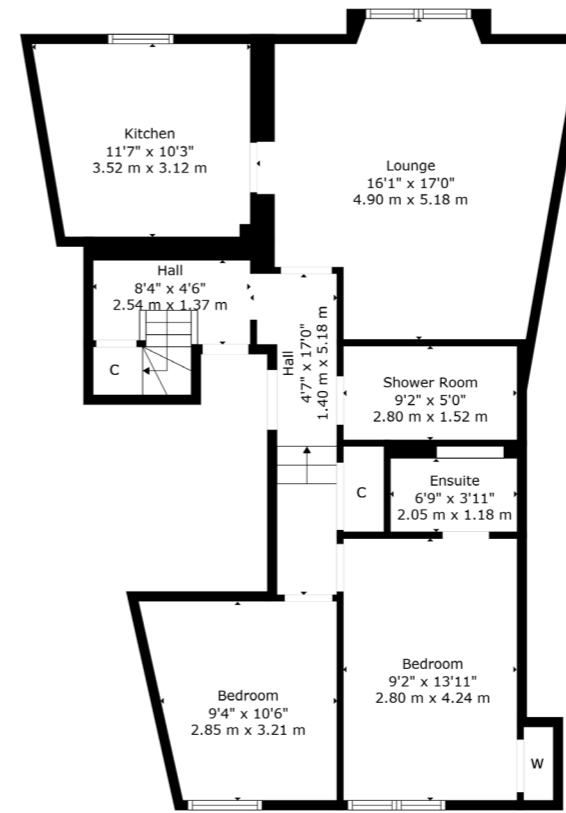
This fantastic upper duplex at Rosslyn terrace is a superb, three-bedroom apartment, split over two-levels and offering immaculately presented and upgraded living accommodation throughout. The building is entered into a very well presented residents hall that has an original balustrade leading to the upper levels..

The apartment itself has a welcoming reception hall with ample storage off and a stylish main shower room with three-piece suite. On the ground level, there is bright and spacious lounge to the front with fantastic open aspects, space for dining and further providing access to the beautifully upgraded shaker kitchen boasting a range of base and wall mounted units and integrated appliances. To the rear, there are two spacious double bedrooms both offering ample space for free-standing storage and one further boasting an ensuite shower room.

Upstairs, there is an additional good sized double bedroom with Velux windows allowing in an abundance of light and another ensuite shower room completing the internal accommodation on offer.

In addition, the property benefits from gas central heating, beautifully maintained communal rear gardens and residents on street parking permits are available via Glasgow City Council.





The leafy Downhill 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.

WE5017 | Sat Nav: 18 Rosslyn Terrace, 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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