



0/2 9 LAWRENCE STREET

DOWANHILL

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

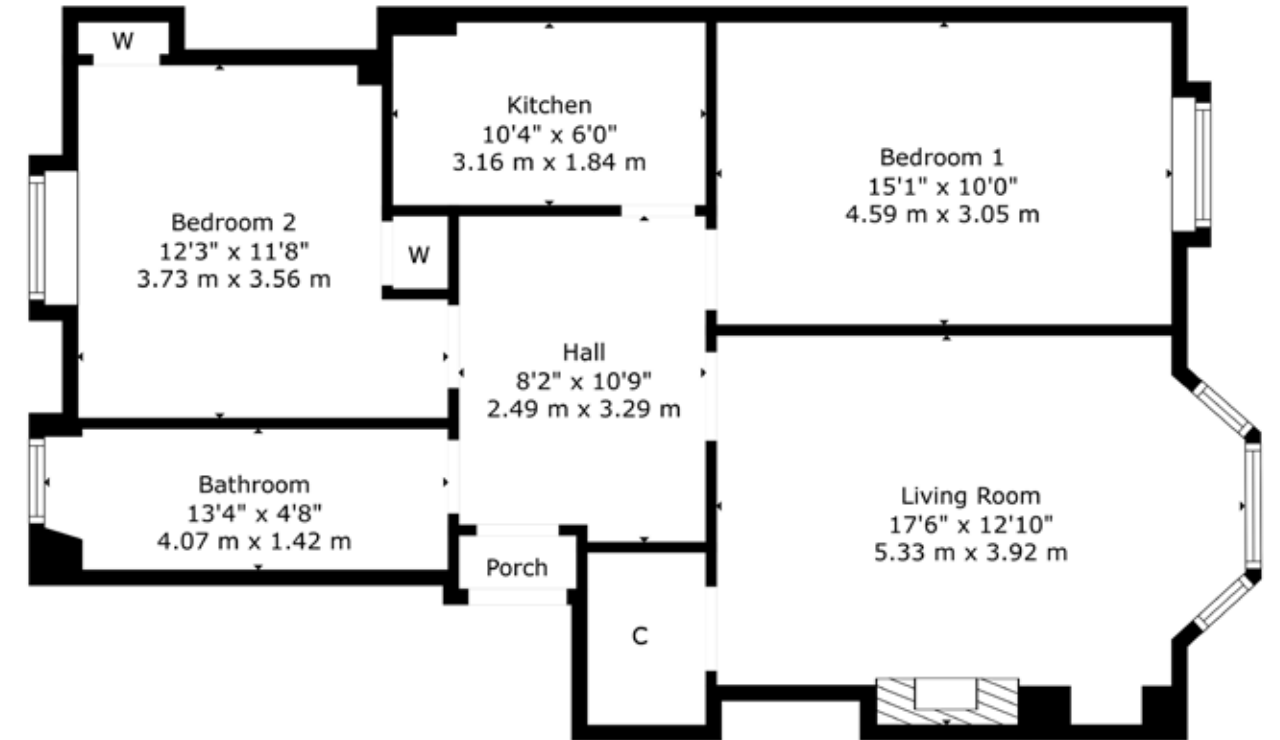
0/2 9 Lawrence Street is a well presented, two-bedroom, ground floor flat in the popular location of Downhill, boasting exclusive use of the front garden.

The property has been freshly decorated throughout with the internal accommodation comprising; welcoming reception hall, bright bay window lounge to the front with large walk-in cupboard, beautiful feature fireplace and outlook over the well-maintained gardens, and a modern internal kitchen boasting a range of base and wall mounted units.

There are two generous sized bedrooms, both offering ample space for free-standing storage, with the rear facing bedroom further benefiting from in-built storage. To complete the internal accommodation on offer, there is a well-appointed family bathroom with three-piece suite and shower over bath.

The flat benefits from secure door entry, gas central heating, double glazed windows throughout and communal gardens to the rear.





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.

WE5159 | Sat Nav: 0/2, 9 Lawrence Street, Downhill, G11 5HH

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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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