



**2/2 8 CALEDON STREET**  
DOWANHILL

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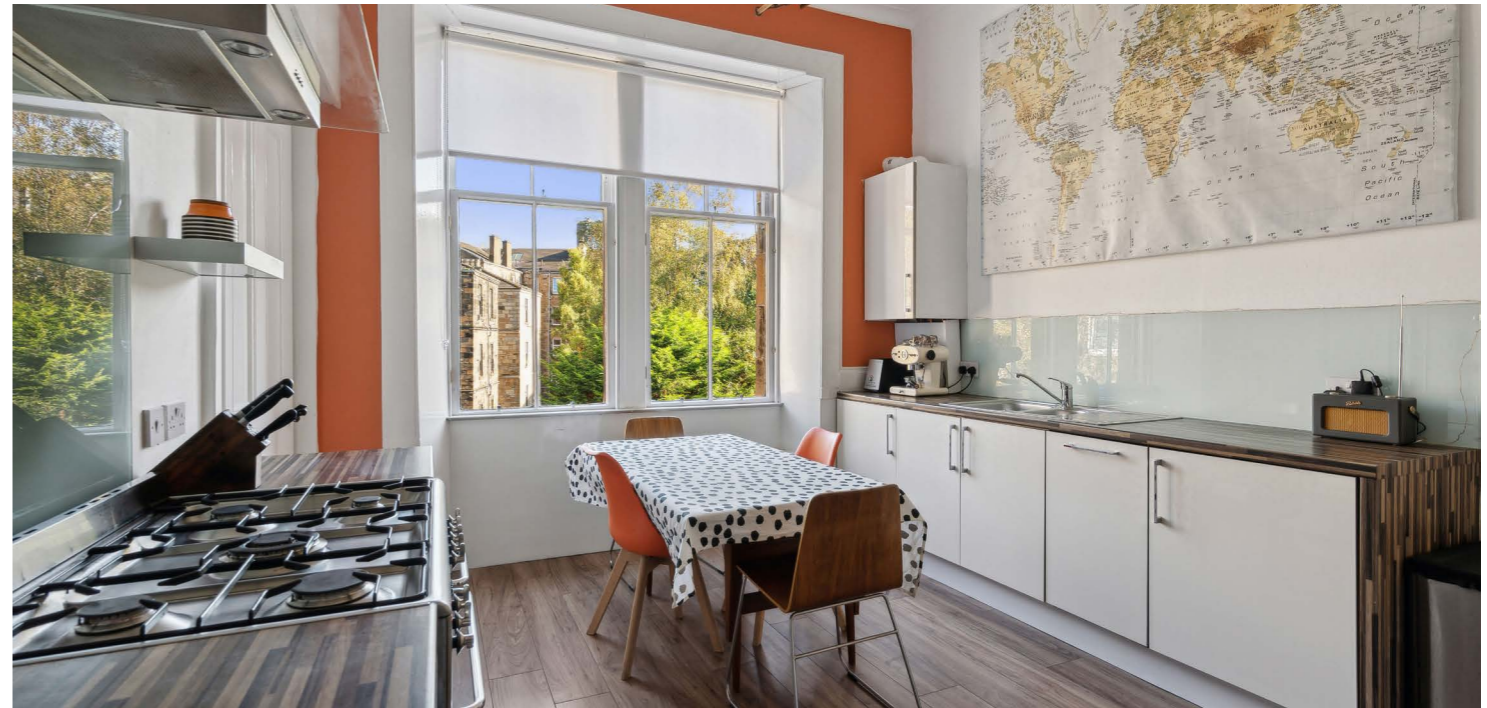


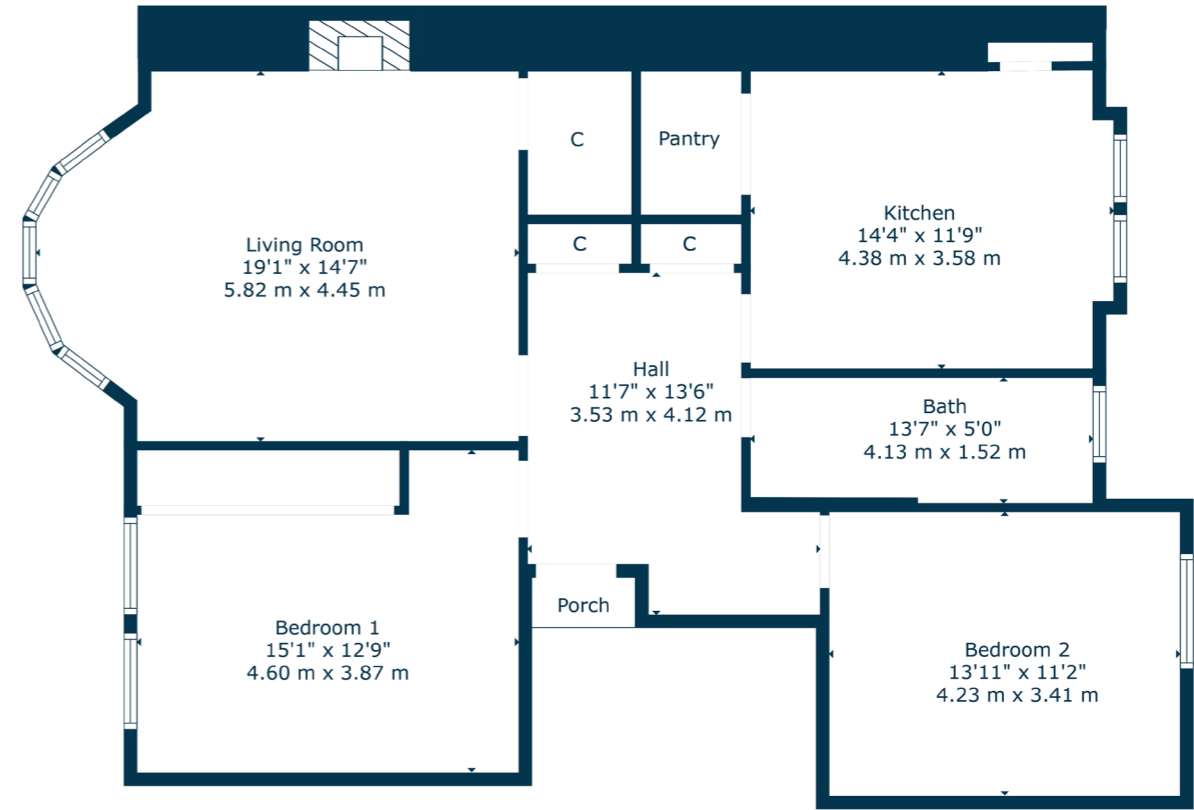
2 | BEDROOMS  
1 | BATHROOM  
1 | PUBLIC ROOM

This superb flat is located just off Byres Road on Caledon Street, and has a wonderful aspect towards Dowanhill Tennis Club.

The building is entered via a secure entry into a welcoming communal hall which also provides access to the well maintained rear common garden. Situated on the second floor is flat 2/2 and here there is a welcoming reception hall with ample storage off, stunning bay windowed lounge, again, with excellent storage off, hardwood floors and beautiful cornice work. There is a stylish, spacious dining kitchen to the rear, two very well-proportioned double bedrooms and a smart family bathroom completes the accommodation on offer.

In addition, there is gas central heating and residents on street permit parking is available to request 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.

NM3747 | Sat Nav: AddressHere

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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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