



3 LINFERN ROAD

DOWANHILL

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

3 Linfern Road is a stunning, two-bedroom, two-public detached mews cottage, located in the highly sought after Downhill district. Built around 1890 and redeveloped in the late 70's, the rarely available property boasts flexible living on the one level and further benefits from an expansive private rear garden with Mozolovski Murray garden room.

Internally, the property is entered via a main door leading to an entrance porch with utility space off, and a welcoming reception hallway with storage cupboards and access to all apartments. To the rear, there is a bright and spacious main lounge with feature fireplace and French doors overlooking the beautifully maintained private grounds, and a well-equipped, modern kitchen by Smallbone is located off the lounge, boasting a range of base and wall mounted units and skylight allowing an abundance of natural light in. There are two generously proportioned bedrooms, with the principal boasting in-built storage and the second bedroom to the front, currently being used as an additional living space, enjoys the warmth of a gas fireplace. The property further boasts a good-sized study with built-in storage and offers the ability to be converted into a third bedroom, given necessary planning consents. To complete the accommodation on offer, there is a family bathroom with three-piece suite and shower over bath.

The property has gas central heating, a fantastic private rear garden, and permit parking is available 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, 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.

WE5177 | Sat Nav: 3 Linfern Road, Dowanhill, Glasgow, G12 9ND

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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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