



# 18 ROWALLAN GARDENS

BROOMHILL

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





**4 | BEDROOMS**

**1 | BATHROOM**

**3 | PUBLIC ROOMS**

**18 Rowallan Gardens is a charming and elegant red sandstone mid-terrace villa, located in the sought-after Broomhill area. Offering spacious and versatile living, this delightful home features four bedrooms, making it perfect for larger families, along with three reception rooms, ideal for both relaxing and entertaining. The property has been lovingly cared for by the current owner for over 50 years.**

The accommodation includes a welcoming reception hall with ample storage, a beautiful bay windowed lounge, a study or potential fifth bedroom, a formal dining room, and a well-appointed kitchen at the rear. The ground floor is completed by a convenient WC and a rear door leading to the low-maintenance garden.

On the half landing, you will find a bedroom and the main family bathroom. The first floor offers a second bedroom and a stunning drawing room, which could easily serve as a principal bedroom if preferred. A further spacious bedroom is located on the upper landing. Additional features include recently fully refurbished windows, loft storage, and a well-maintained roof. The property also boasts many original features that add character and charm. There is free on-street parking available.









Broomhill is a beautiful, leafy district in the West End of Glasgow bounded by the districts of Thornwood and Partick to the south, Hyndland to the east, and Jordanhill, Scotstoun and Victoria Park to the west.

Broomhill Primary School is the main feeder school to the state secondary schools in the area, Hyndland Secondary and St Thomas Aquinas. Broomhill has its own shopping centre located on Broomhill Drive, with shops including a newsagent, a laundrette, Papa John's, a dental surgery, Boots and Co-op convenience store. There are also a large number of shops on Crow Road, including cafés and restaurants such as Café Circa, Kothel, The Marlborough and Wee Paree. There is a retail park on Crow Road where a number of national retailers can be found including Marks & Spencer, Sainsburys, Boots, Superdrug and Argos. A further selection of shops and amenities can be found on Clarence Drive, Hyndland Road and Byres Road.

Public transport is available by bus, rail and underground, with a bus service operating on Broomhill Drive and Crow Road, railway stations at Hyndland and Partick and an underground station at Partick. There are also good road links to the City Centre, Glasgow International Airport and beyond.

**WE5271** | Sat Nav: 18 Rowallan Gardens, Broomhill, Glasgow, G11 7LJ

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: [westendenq@corumproperty.co.uk](mailto:westendenq@corumproperty.co.uk)

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