



13 ROWALLAN GARDENS

BROOMHILL

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5 | BEDROOMS

2 | BATHROOMS

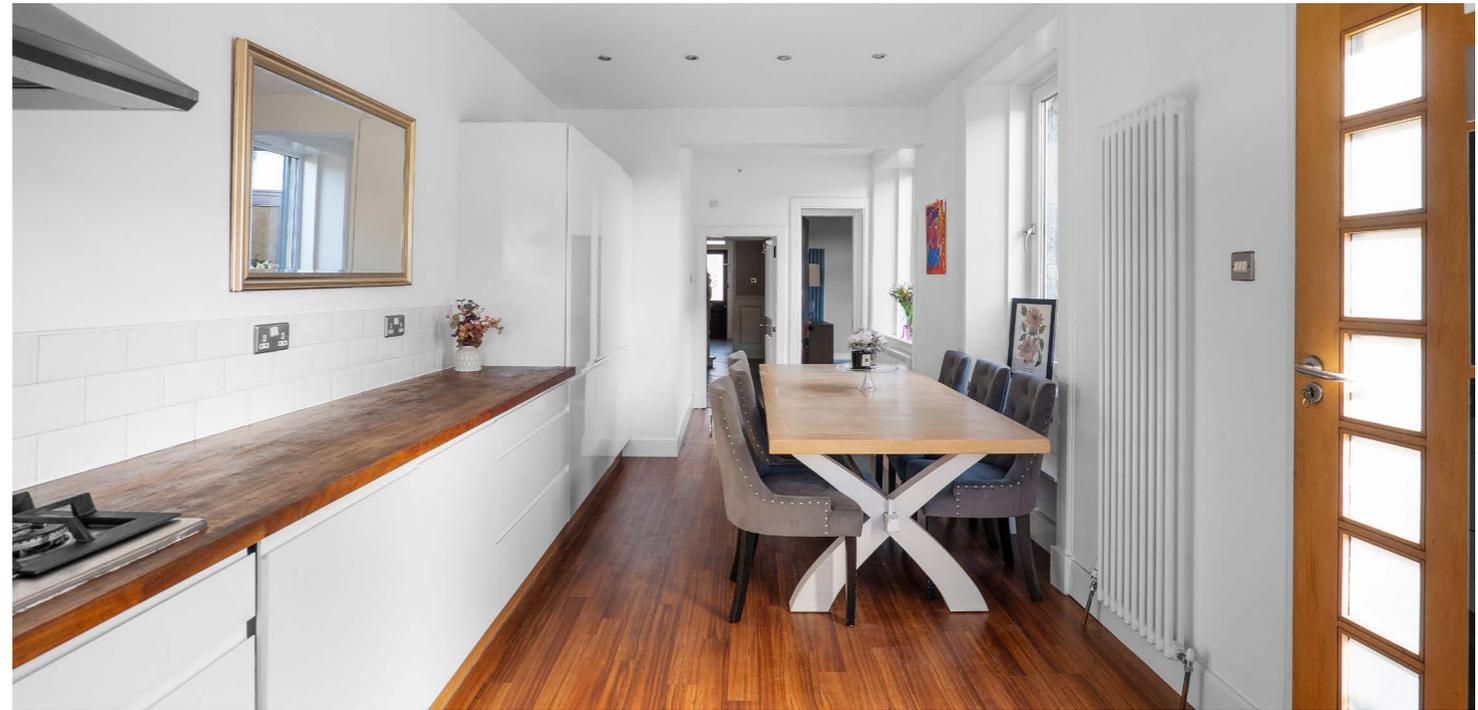
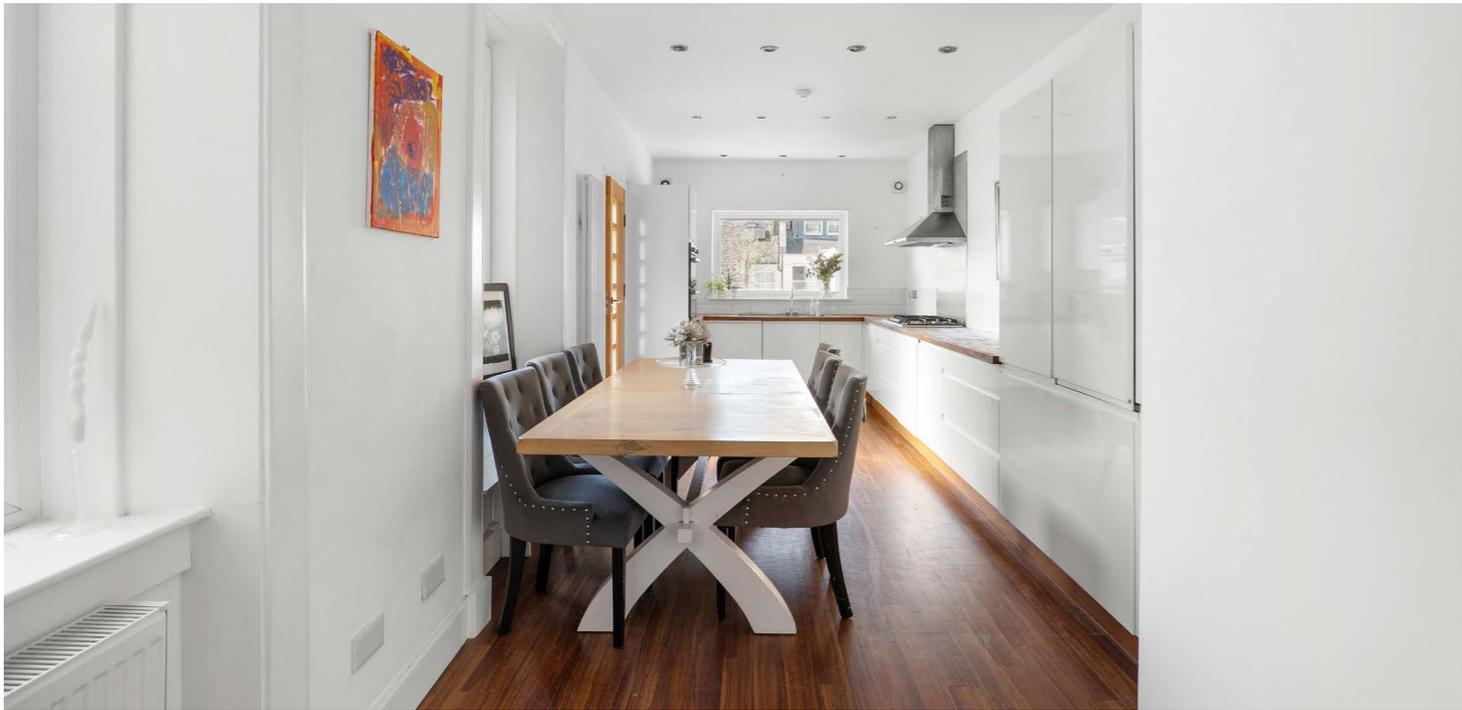
2 | PUBLIC ROOMS

A stunning extended blonde sandstone mid-terraced villa, set within the tree-lined Rowallan Gardens—one of the most sought-after addresses in the Broomhill district. This spacious seven-apartment family home, originally built in the 1890s, effortlessly combines traditional character with thoughtful modern updates by the current owners.

The property has been lovingly maintained, including a rear extension that houses a contemporary, fully fitted dining kitchen—perfect for family gatherings. On the second floor, an attic conversion creates a generous fifth bedroom, complete with an additional W.C. Plus, a Jack & Jill en-suite shower room connects bedrooms one and three.

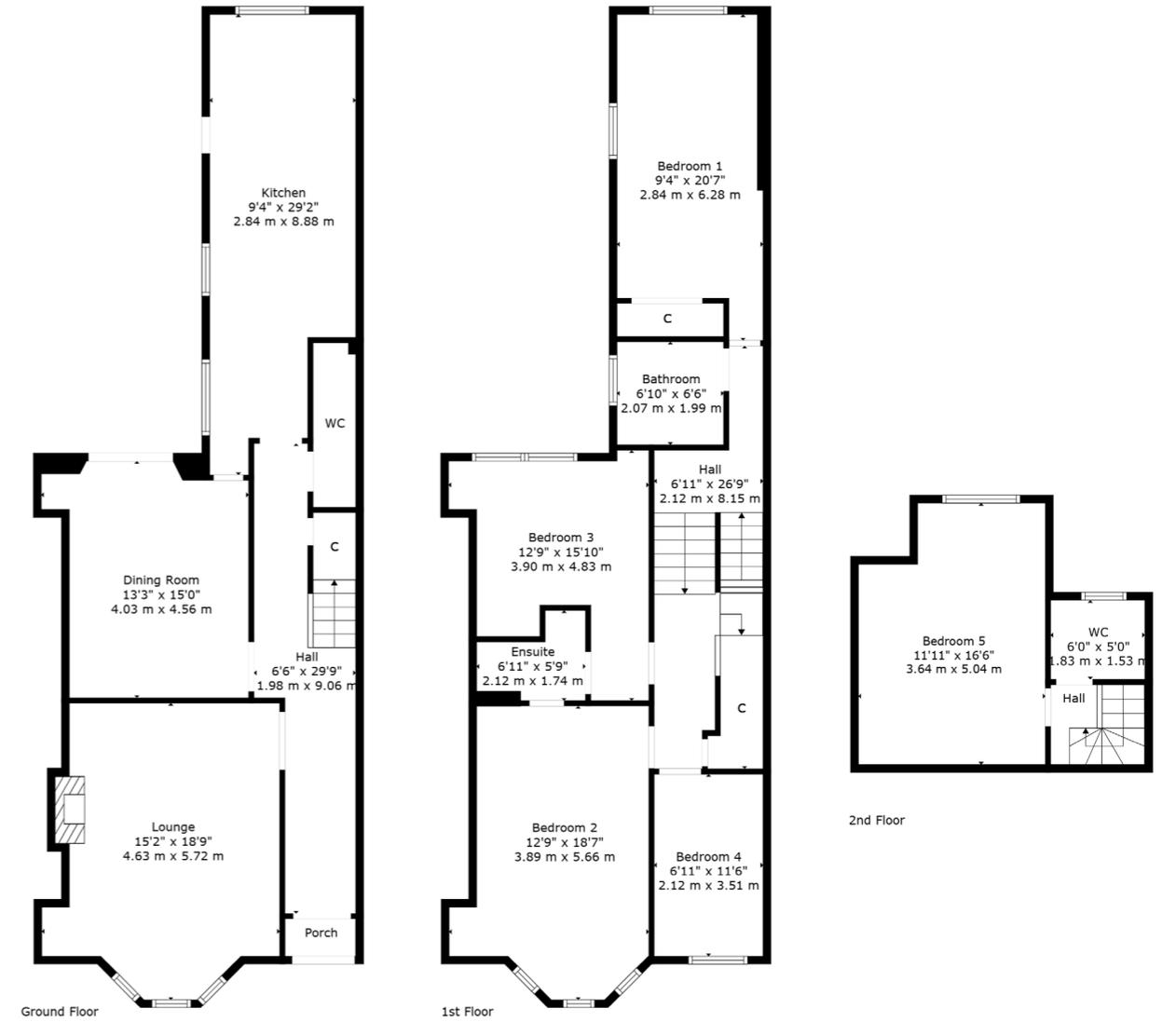
The home also offers a private front garden, on-street parking, and a charming south-facing rear garden with a sun deck. Among its many features are a ground-floor WC, a family bathroom, an elegant bay-windowed lounge, and double doors that lead from the sitting room/TV room to the garden deck.

Recent upgrades include rewiring, restoration of the blonde sandstone façade and extensive roof works. The current owners have also installed new hardwood flooring in the lounge, hall, and TV room, along with high-quality carpeting in some of the bedrooms. In addition, the property is within the catchment for the excellent Broomhill Primary and close to a number of beautiful parks including, Naseby and Victoria.









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.

WE5274 | Sat Nav: 13 Rowallan Gardens, Broomhill, Glasgow, G11 7LH

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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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