



# 1 BELGRAVE TERRACE

## HILLHEAD

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**3 | BEDROOMS   3 | BATHROOMS   2 | PUBLIC ROOMS**

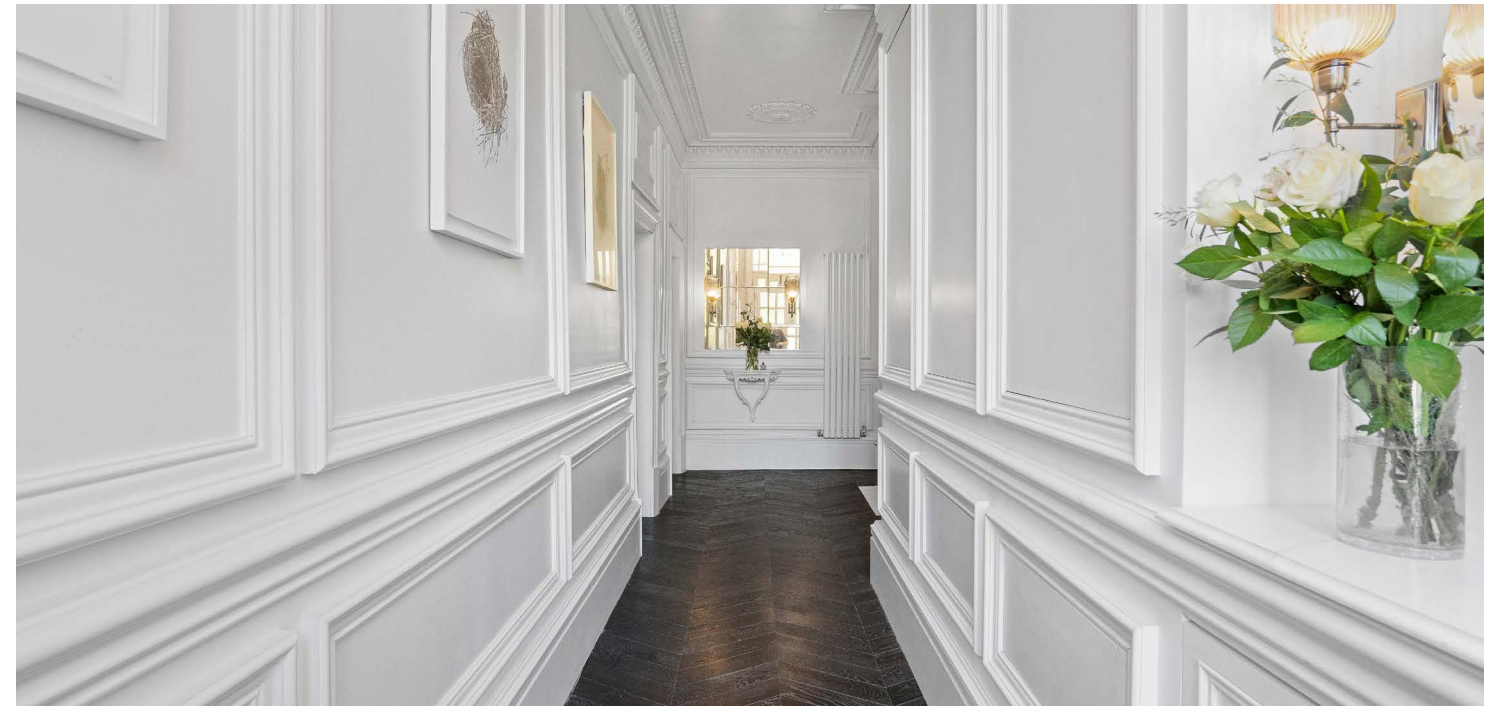
Positioned on one of the West End’s most picturesque and exclusive Terraces, 1 Belgrave Terrace enjoys an elevated setting just off Great Western Road. This impressive double-fronted duplex forms part of a striking blonde sandstone terrace, designed circa 1856 by renowned architects Thomas Gildard and Robert Macfarlane. Belgrave Terrace offers a peaceful, leafy outlook while remaining at the heart of one of Glasgow’s most sought-after neighbourhoods. A wide range of acclaimed restaurants are in walking distance, including Paesano, La Lanterna West End, Michelin-starred Cail Bruich, Crabshakk, and the iconic Ubiquitous Chip. The property is ideally located for families, with several top schools nearby. The Glasgow Academy, Kelvinside Academy and local catchment Hillhead Primary and Secondary schools are all within walking distance, and The High School of Glasgow and St Aloysius are also nearby.

This truly exceptional three bedroom, ground and garden duplex apartment with private main door entrance and extensive beautifully landscaped gardens is, without doubt, one of the finest of its kind. Finished to an impeccable standard throughout, the property is presented in true walk-in condition, showcasing meticulous attention to detail in every aspect. The level of craftsmanship, premium appliances, and high-end finishes are evident throughout, and a personal viewing is essential to fully appreciate the outstanding accommodation on offer. The private main door opens into a grand reception hallway, featuring herringbone oak flooring, elegant cornicing, and cleverly integrated storage. The sophisticated lounge is a highlight, complete with a feature living flame gas fireplace, bespoke storage nooks, hidden office, intricate cornice detailing, ceiling rose, and classic paneling, creating a space that is both welcoming and refined. Also on the ground floor are two generously sized double bedrooms. The principal bedroom to the front benefits from a large, custom-designed dressing area and feature fireplace, while the rear bedroom boasts a large walk-in wardrobe and stunning en-suite shower room. A beautifully finished third room, currently used as an occasional bedroom & shower room, provides great flexibility.

Descending the statement staircase reveals the heart of the home - an expansive, open-plan living and kitchen area that flows seamlessly into the private garden. Striking black Crittall-style glass doors and a bespoke under-stair wine store add a dramatic focal point. The handcrafted kitchen is a chef’s dream, fully fitted with premium Smeg appliances, a Quooker tap (boiling, filtered, and sparkling water), Lusso pot filler, and a stone-topped island. A large well-designed utility room with feature Lusso pull-out tap, Belfast sink & underfloor heating. The beautiful walk-in pantry adds to the practicality of this luxurious space. Beyond the kitchen, the garden-level also hosts a spacious bedroom and a luxurious third shower room. All bathrooms throughout the property are fitted with premium fixtures from Porcelanosa and Lusso Stone and underfloor heating.

The large private garden is truly exceptional and one of the most thoughtfully designed in the area. With heritage, wrought iron railings, mature Eucalyptus & Silver Birch trees, curated evergreen planting, and premium artificial turf, it is a low-maintenance and beautifully tranquil outdoor retreat. Multiple seating areas in addition to a 50 feet lawn allow for full enjoyment of the sun throughout the day. The Terrace is impeccably maintained and provides a peaceful escape within the heart of Glasgow’s vibrant West End.









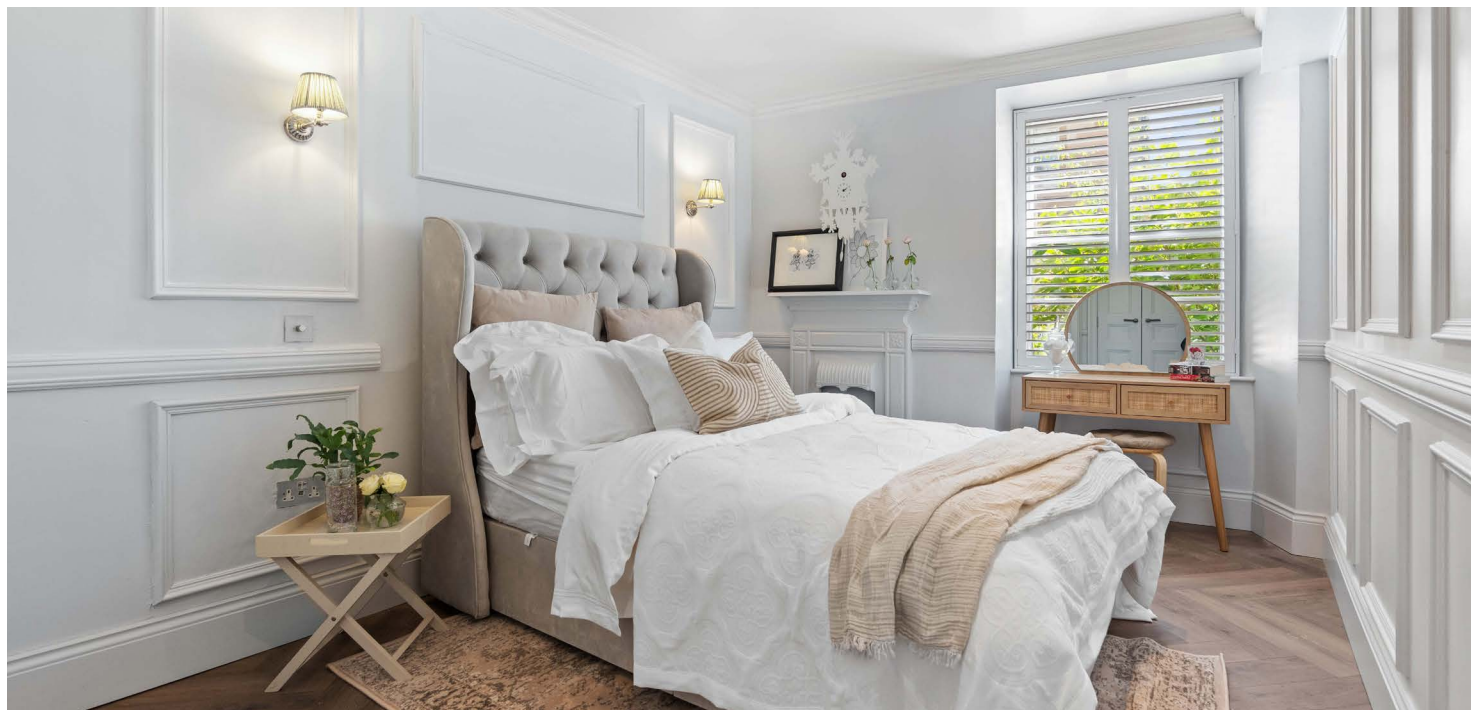








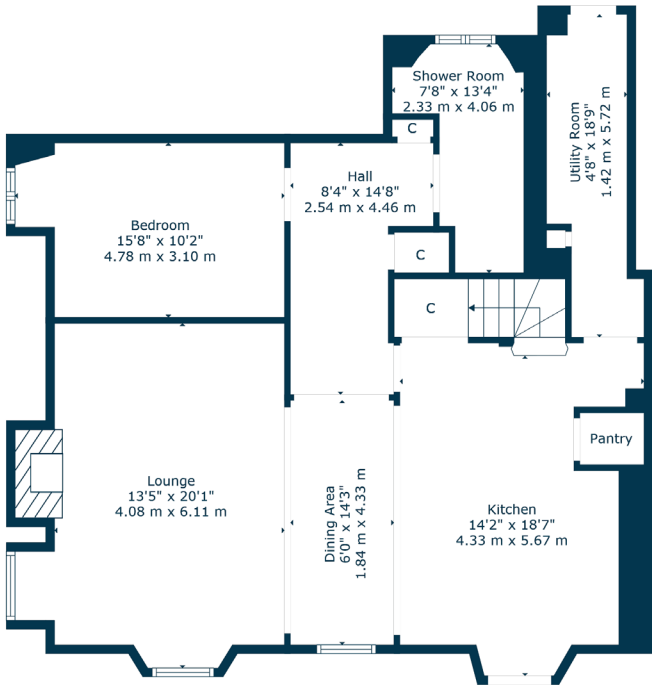




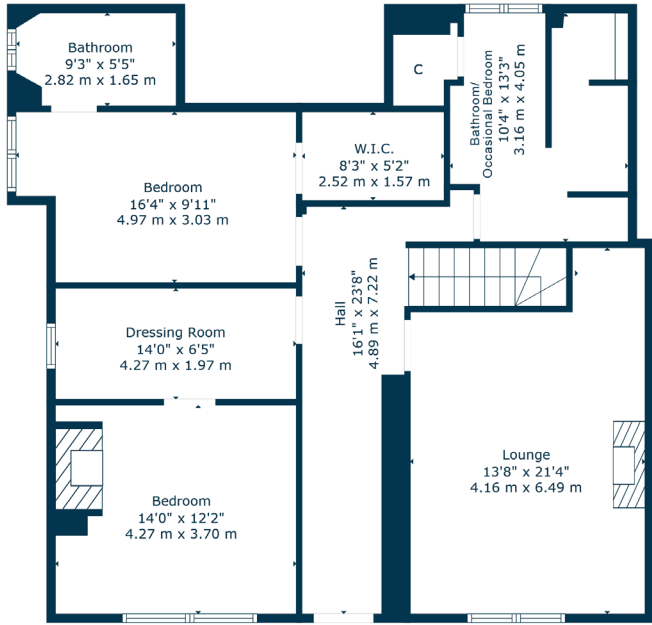








Garden Level



Ground Floor

Hillhead is centrally located within the West End, close to Glasgow University. The main street, Byres Road, offers a wide selection of shops, cafés and supermarkets including Tesco Metro, Marks & Spencer and Waitrose. The famous Ashton Lane is situated just off Byres Road offering various bars, restaurants and the Grosvenor Cinema.

The recently refurbished Hillhead Underground on Byres Road provides swift access to Glasgow City Centre and regular bus services operate on Byres Road and Great Western Road. There are also good road links to the motorway network and Glasgow International Airport.

**WE5315** | Sat Nav: 1 Belgrave Terrace, Hillhead, Glasgow, G12 8JD

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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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