



0/2 23 BELHAVEN TERRACE WEST
DOWANHILL

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

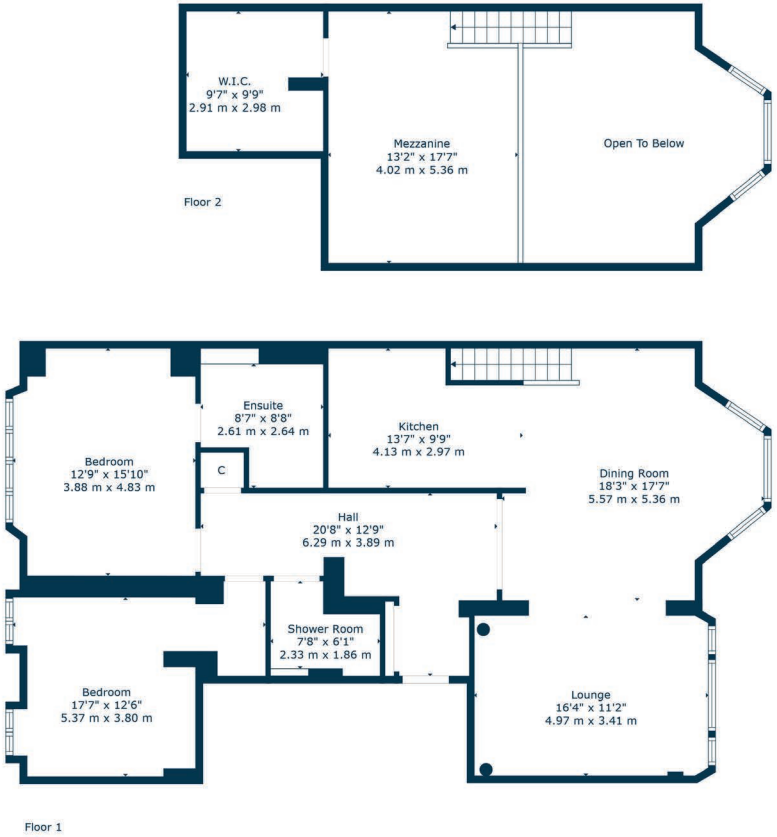
Occupying a prime, elevated ground floor position within a magnificent blonde sandstone townhouse, originally built circa 1870–1874 and designed by the renowned architect James Thomson, this exceptional two-bedroom apartment blends period elegance with contemporary design. The building has been sympathetically converted into a collection of high-end residences and now benefits from modern amenities including lift access, while preserving a number of exquisite original features.

The property itself has been extensively upgraded by the current owner and offers thoughtfully designed accommodation comprising: a welcoming reception hall with built-in storage and utility cupboard, and a stunning dual-aspect bay-windowed drawing room that flows seamlessly into a bespoke open-plan Schüller kitchen by Riddel & Coghill. The kitchen is fitted with high-spec integrated Siemens appliances, luxurious Silestone worktops, and a Quooker boiling water tap.

A cleverly designed mezzanine level provides a versatile space, ideal as a home office or occasional guest bedroom, with generous storage options. Off the hallway, you will find a stylish shower room, along with two well-proportioned bedrooms. The principal bedroom enjoys the luxury of a beautifully appointed en-suite bathroom. Both bathrooms feature premium Lusso Stone sanitaryware with brushed nickel fixtures and elegant Italian porcelain tiles from Atlas Concorde.

Additional highlights include gas central heating, impeccable interior décor, and eligibility for residents on street permit parking through 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 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.

WE5330 | Sat Nav: 0/2 23 Belhaven Terrace West, Dowanhill, Glasgow, G12 0UL

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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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