



25C VICTORIA CIRCUS

ROSEBERRY COURT, DOWANHILL

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

25C Victoria Circus (Roseberry Court) is a well-presented, three-bedroom, second floor apartment, located in the desirable Dowanhill district. The property is set within an exclusive development of luxury apartments with private garage, allocated parking and magnificent communal grounds that provide a high degree of privacy and tranquility for residents.

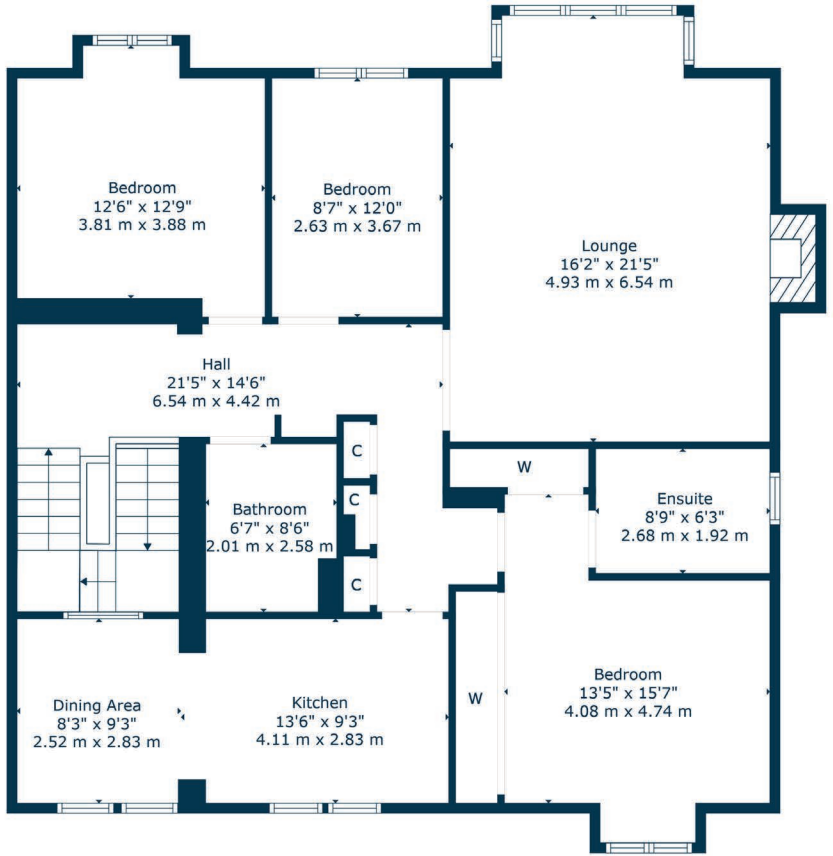
The building is initially accessed via a well-kept residents' communal hallway and the internal accommodation is accessed from the first floor with internal staircase, leading to a large reception hallway with three storage cupboards. From the hallway, there is access to a magnificent bay window lounge with feature fireplace and tree lined outlooks, a superb, spacious dining/ kitchen which is perfect for entertaining, and three excellent sized double bedrooms, with the principal being further enhanced by fitted wardrobes and an immaculate en suite shower room. Finally, a wonderful family bathroom with over bath shower completes the accommodation on offer.

The apartment has gas central heating, double glazing, loft access, private garage (with power supply), allocated private parking space and magnificent residents' private grounds.









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.

WE5351 | Sat Nav: 25C Victoria Circus, Roseberry Court, Dowanhill, G12 9LB

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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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