



## **27 KENSINGTON COURT**

20 KENSINGTON ROAD, DOWANHILL

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

This charming, two-bedroom flat is located in the highly sought-after Kensington Court development, in the heart of Glasgow's vibrant West End. This contemporary flat offers the perfect blend of comfort, convenience, and character, making it an ideal home for professionals, couples, downsizers or first-time buyers.

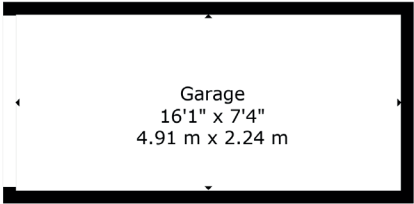
Upon entering the building, you are greeted by a welcoming resident's hall with lift access and stairs leading to all levels, with the property situated on the fifth floor. Internally, the property comprises; welcoming reception hallway with ample storage space off, extremely bright and spacious dual aspect lounge with fantastic open outlook over the tree lined development, and a modern galley style kitchen, boasting a range of base units and worktop space. There are two well-proportioned bedrooms, both offering ample space for free-standing storage and finally, a three-piece shower room is fitted with modern fixtures and finishes, completing the internal accommodation on offer.

The property benefits from a secure entry system, ensuring peace of mind and privacy for residents. Additionally, the well-maintained communal gardens offer a tranquil retreat, with ample green space offering a variety of seating areas, and a communal terrace. The flat also includes residents gated car park and a private garage.

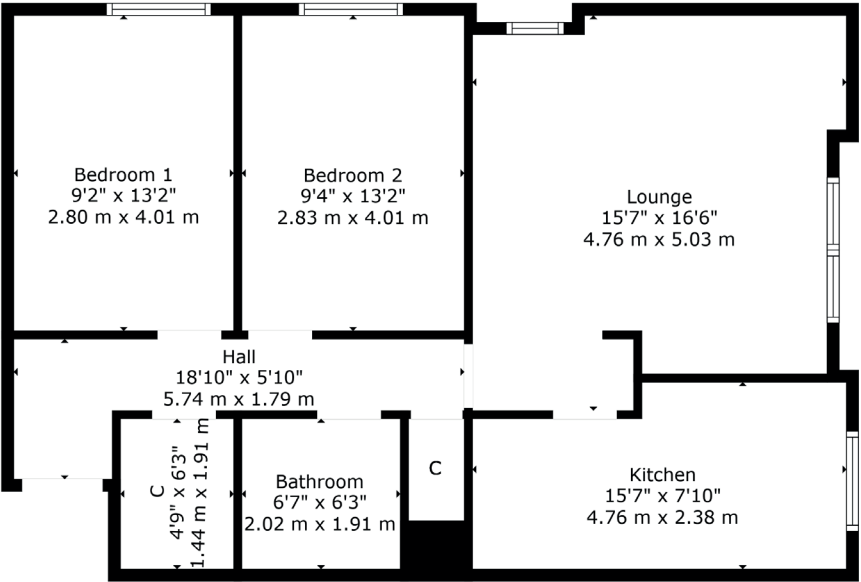








Floor 1



Floor 2



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, and railways stations at both Partick and Hyndland. 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.

**WE5354** | Sat Nav: Kensington Court, 20 Kensington Road, Dowanhill, G12 9NX

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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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