



FLAT 5 14 CROWN GARDENS
DOWANHILL

www.corumproperty.co.uk





3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Set within a striking B-Listed townhouse designed by renowned architect James Thomson circa 1870, this exceptional three-bedroom upper duplex has been meticulously renovated to an outstanding standard. Perfectly positioned in one of the West End's most desirable addresses, the property seamlessly blends elegant period charm with contemporary finishes.

Upon entering, you are welcomed by a spacious reception hall with a convenient WC/utility room. The breathtaking formal lounge enjoys dual aspects, with amazing views over the Kilpatrick Hills, and flows beautifully into a show-stopping dining kitchen, complete with a central island, breakfast bar, and an array of premium integrated appliances. The ground level is enhanced by stunning herringbone oak flooring and ornate ceiling cornicing, adding to the home's timeless appeal. Upstairs, the accommodation includes three generously proportioned bedrooms—one currently configured as a home office. The principal bedroom features a sleek en-suite shower room, complemented by an equally stylish family bathroom and excellent loft storage.

Additional features include gas central heating, high-quality fixtures and fittings throughout, and an exceptionally rare, private rear, south facing garden that has been thoughtfully landscaped—offering a tranquil outdoor retreat in the heart of the city. There is also access to residents' pleasure gardens between Crown Gardens and Princes Terrace.









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.

WE5390 | Sat Nav: Flat 5 14 Crown Gardens, Dowanhill, Glasgow, G12 9HL

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON
YOUR FUTURE



Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendenq@corumproperty.co.uk

www.corumproperty.co.uk