



3/1 22 ROXBURGH STREET
DORNHILL

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

Occupying the top floor of a handsome blonde sandstone tenement, this exceptional four-bedroom (six apartment) apartment at 22 Roxburgh Street blends period grandeur with refined modern living, right in the heart of Glasgow's vibrant West End, only a short distance from Byres Road.

Generously proportioned and immaculately presented, the property is awash with natural light and showcases a wealth of original features. A broad central hallway sets the tone, flowing through to a magnificent bay-windowed lounge where intricate cornicing and an ornate ceiling rose frame the space beautifully. The room is anchored by stunning herringbone parquet flooring, adding warmth and texture to the already elegant atmosphere.

Across the hall, the formal dining room mirrors this sense of scale and style, with ample space for entertaining. The kitchen to the rear is a large, wonderful space, ideal for both everyday family life, entertaining and cooking, with plenty of natural light and room for informal dining. There are four substantial double bedrooms, each offering their own charm and flexibility. The principal bedroom to the rear is especially spacious, while the front bedroom could equally serve as a second reception or stylish home office. A well-appointed bathroom sits off the rear hall, and numerous storage cupboards are located throughout the property.

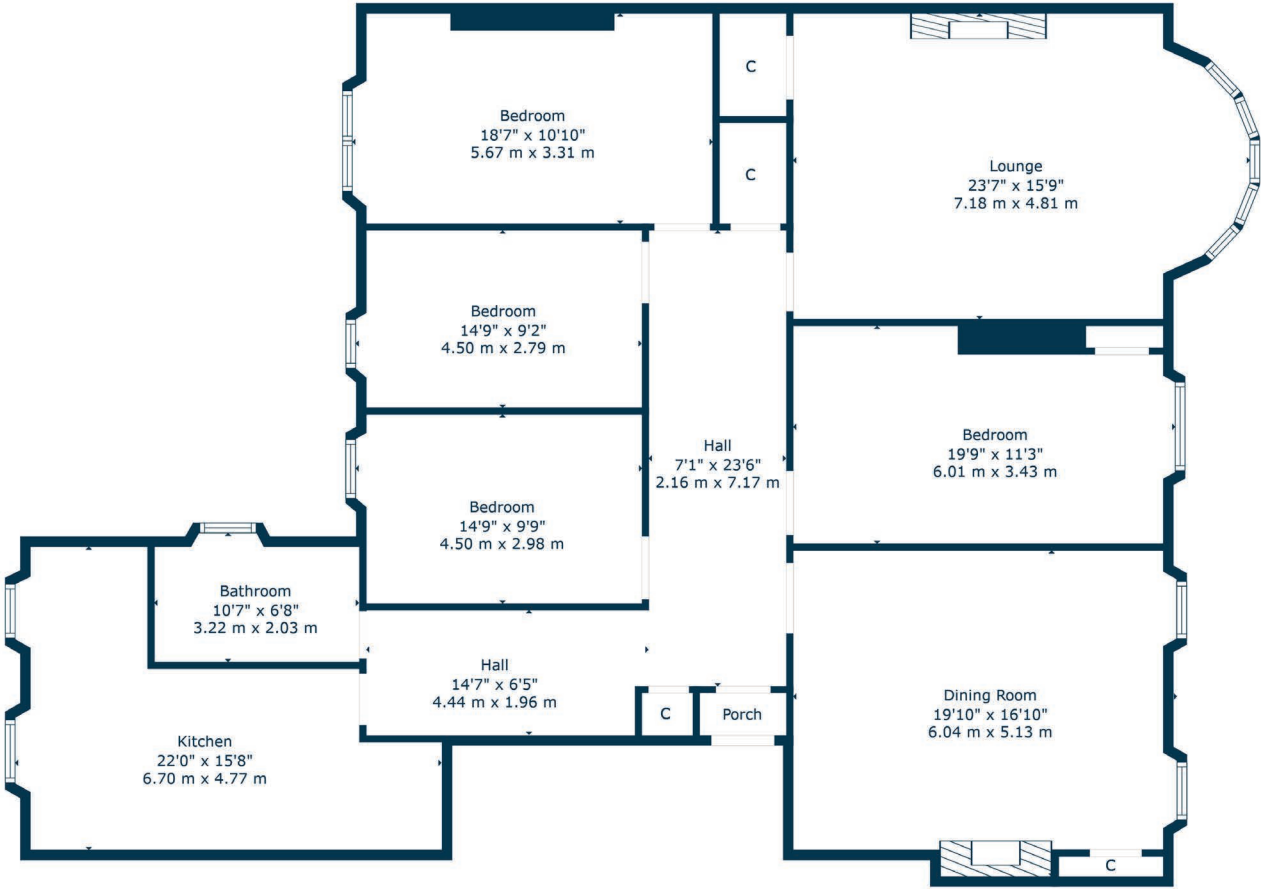
Original features are showcased at every turn — soaring ceilings, deep skirting boards, traditional fireplaces, decorative plasterwork, beautiful herringbone flooring, oak floors in the bedrooms, all combining to create a sense of timeless character rarely found at this scale. There is also gas central heating and residents permit parking is available via Glasgow City Council. Situated on a quiet, tree-lined street just off Byres Road and Athole Gardens, the location offers the best of the West End within easy reach. The Botanic Gardens, Glasgow University, and a wide range of cafés, restaurants, and independent shops are all just a short stroll away. Excellent transport links make city commuting effortless, while the surrounding area retains a relaxed, neighbourhood feel.

A rare opportunity to own an elegant and expansive home in one of Glasgow's most desirable addresses, this remarkable flat on Roxburgh Street captures the very essence of West End living.









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.

WE5435 | Sat Nav: 3/1 22 Roxburgh Street, Dowanhill, Glasgow, G12 9AP

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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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