



0/2 6 QUEENS GARDENS
DOWANHILL

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Occupying a prime position on one of the West End's most desirable terraces, this remarkable duplex forms part of a beautiful B-listed townhouse, originally designed by celebrated architect James Thomson circa 1875. Set back from Victoria Crescent Road within a tree-lined, elevated plot, Queens Gardens benefits from this quiet setting, whilst being in close proximity to all the amenities Byres Road and Hyndland have to offer.

Upon entering, you are welcomed by an impressive resident's reception hall that immediately sets the tone. High ceilings, ornate mouldings, and grand cornicing speak to the property's architectural heritage. Throughout much of the main living space, refurbished original floorboards bring warmth and cohesion, blending period elegance with modern comfort. The elevated ground floor lounge is truly stunning. A broad bay window frames views onto mature greenery, filling the room with natural light. The proportions are generous, offering ample space for both a formal sitting area and a more relaxed, cozy space. A beautifully restored fireplace acts as the centrepiece, while the intricate ceiling rose and cornicing further elevate the room's timeless character. The dining area is accessed from the lounge or the hall, as well as being on a split level to the kitchen, offering versatility in how the space can be used—ideal for entertaining or more intimate family meals.

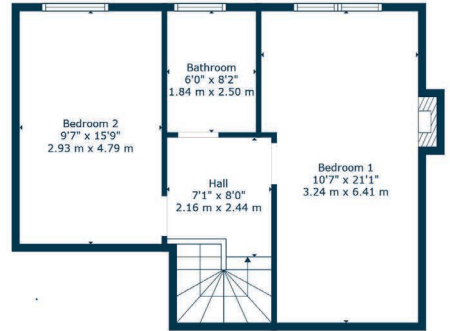
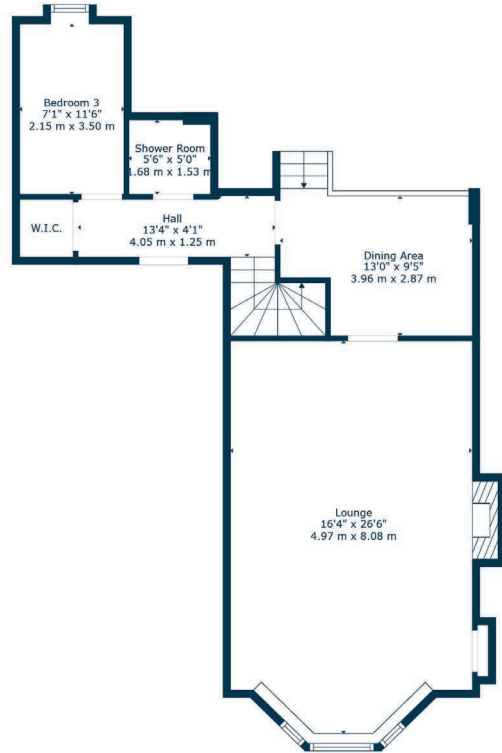
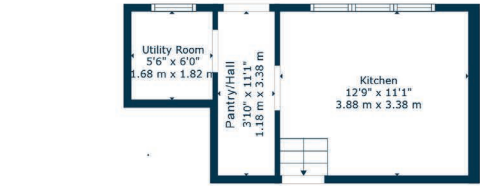
The dining kitchen is particularly generous in scale. Contemporary in style, it features sleek cabinetry, stone worktops, high-spec integrated appliances including a built-in oven and hob, and abundant storage. A discreetly positioned utility area and pantry are located just off the kitchen, providing ample storage. From here, there is a private rear entrance leading out to the well-maintained south facing rear garden, shared with only one neighbour. There is an additional seating area immediately by the back door, and a shed. A beautiful shower/wet room is located off the ground level, offering convenience and style in equal measure. The property boasts three spacious double bedrooms, each well-proportioned and filled with natural light. The family bathroom is exceptionally finished, with crisp tiling, classic panelling, and both a separate bath and walk-in shower.

Throughout the home, original details such as panelled doors, traditional ironmongery, picture rails, and elegant sash or sash-and-case windows reinforce the character and charm of the building. These period features are complemented by the comforts of modern living, including upgraded lighting, a stunning kitchen and bathrooms, gas central heating, and on-street residents' permit parking.









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.

WE5436 | Sat Nav: 6 Queens Gardens, Dowanhill, Glasgow, G12 9DG

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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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