



LG2 23 BELHAVEN TERRACE WEST

DOWANHILL

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

LG2 23 Belhaven Terrace West is a magnificent and highly sought after three bedroom duplex with private patio and allocated parking, situated within a beautifully restored B listed townhouse designed by James Thomson in 1870. The building is accessed via a secure video entry system that leads into a residents' communal hallway with lift access to all levels, and contemporary hardwood stairs with glazed and stainless balustrading.

The stylish internal accommodation is comprised over two levels and extends to over 2400 sqft. It includes a stunning, expansive lounge/dining area and modern kitchen designed by Kitchens International, with breakfast bar and integrated appliances. One of the flat's most appealing feature is its own private, south facing patio off the dining area with full height glazed doors that flood the property with natural light. There is also a WC and a large utility room on this level.

A contemporary staircase leads to a generous upper landing and there are three excellent sized double bedrooms, with the principal further enhanced with a walk-in wardrobe and an impressive en-suite bathroom with free standing bath, separate walk in shower and dual vanity sinks. Finally, a beautiful family bathroom on this level completes the accommodation on offer.

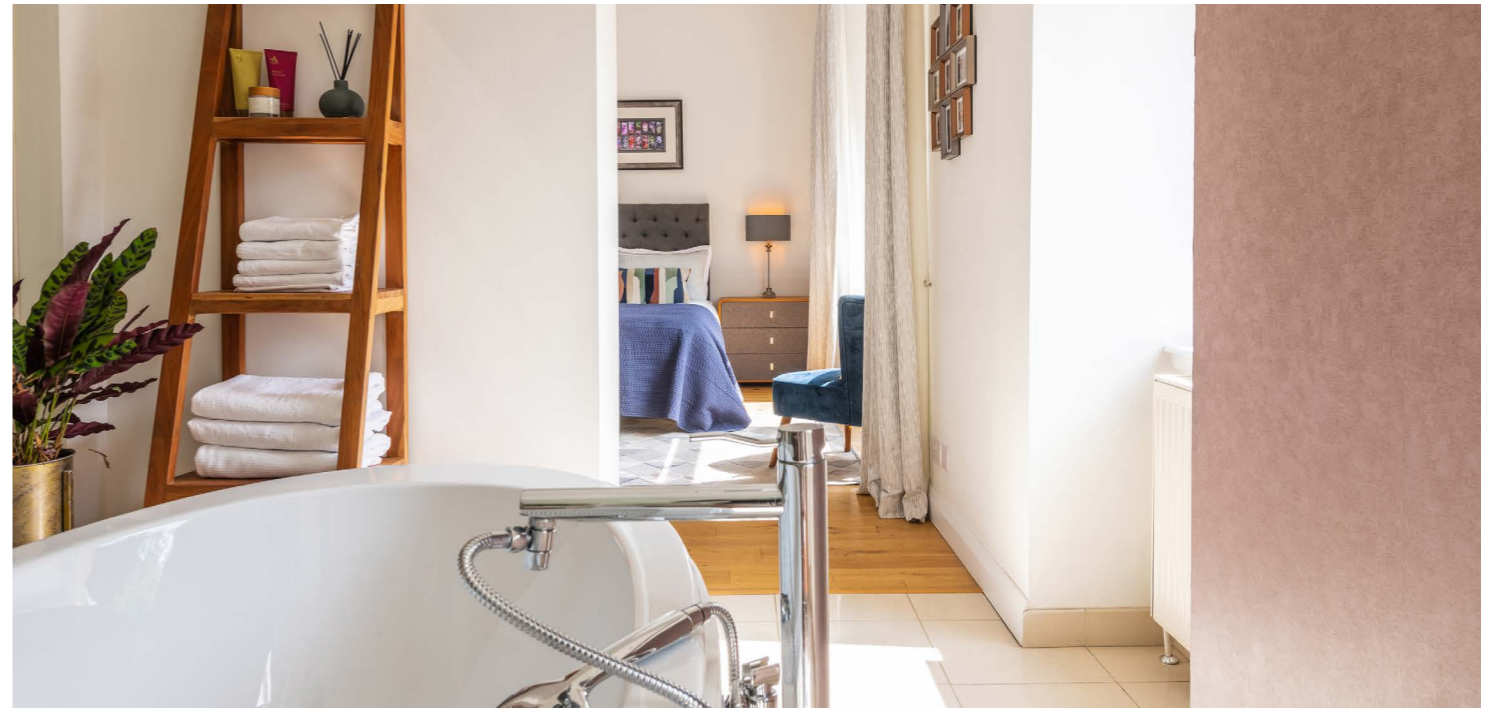
The property has gas central heating and as previously mentioned, a private, allocated parking space which is accessed to the rear carpark via an electric gate.

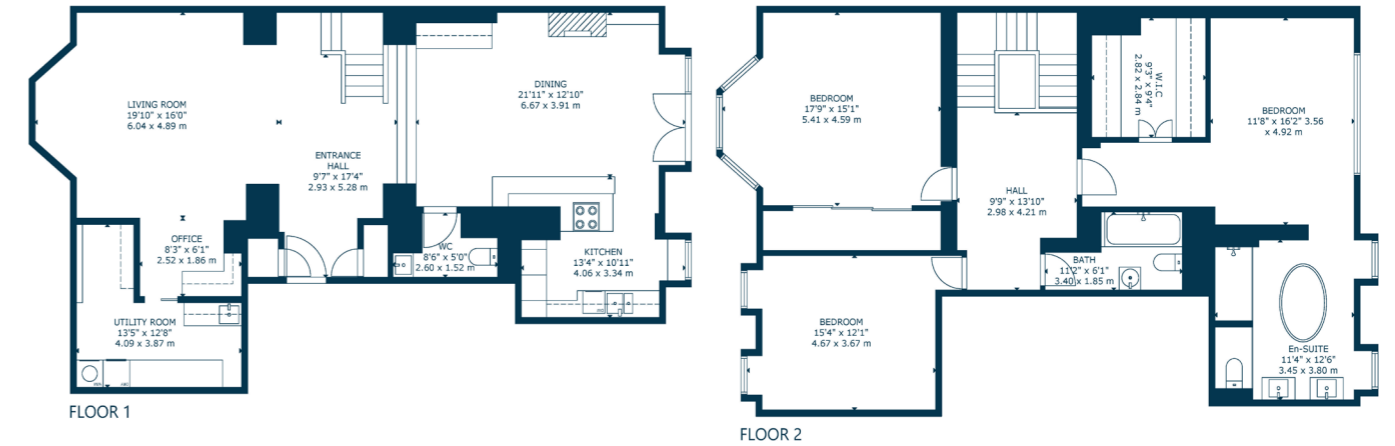
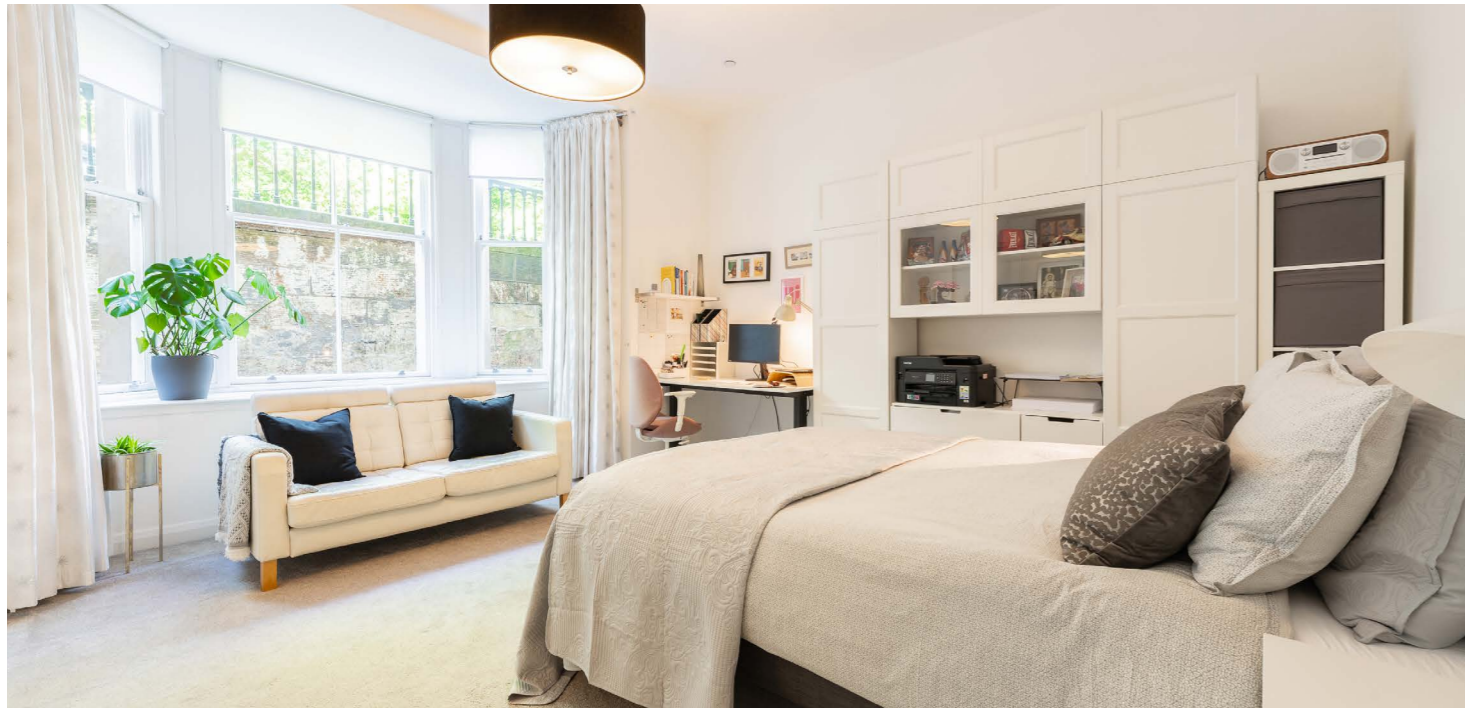












The leafy Dowanhill district is well placed for a wide selection of shops and amenities on both Byres Road and Hyndland Road. There are various supermarkets on Byres Road, including Waitrose, Marks & Spencer and a Tesco Metro. The famous Ashton Lane, just off Byres Road, offers a selection of bars, restaurants 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, cafes and delicatessens in the Hyndland Area, including Epicures and Jelly Hill.

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.

WE4805 | Sat Nav: LG2 23 Belhaven Terrace West, Dowanhill, Glasgow, G12 0UL

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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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