



B1 30 HUNTLY GARDENS

DOWANHILL

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2 | BEDROOMS

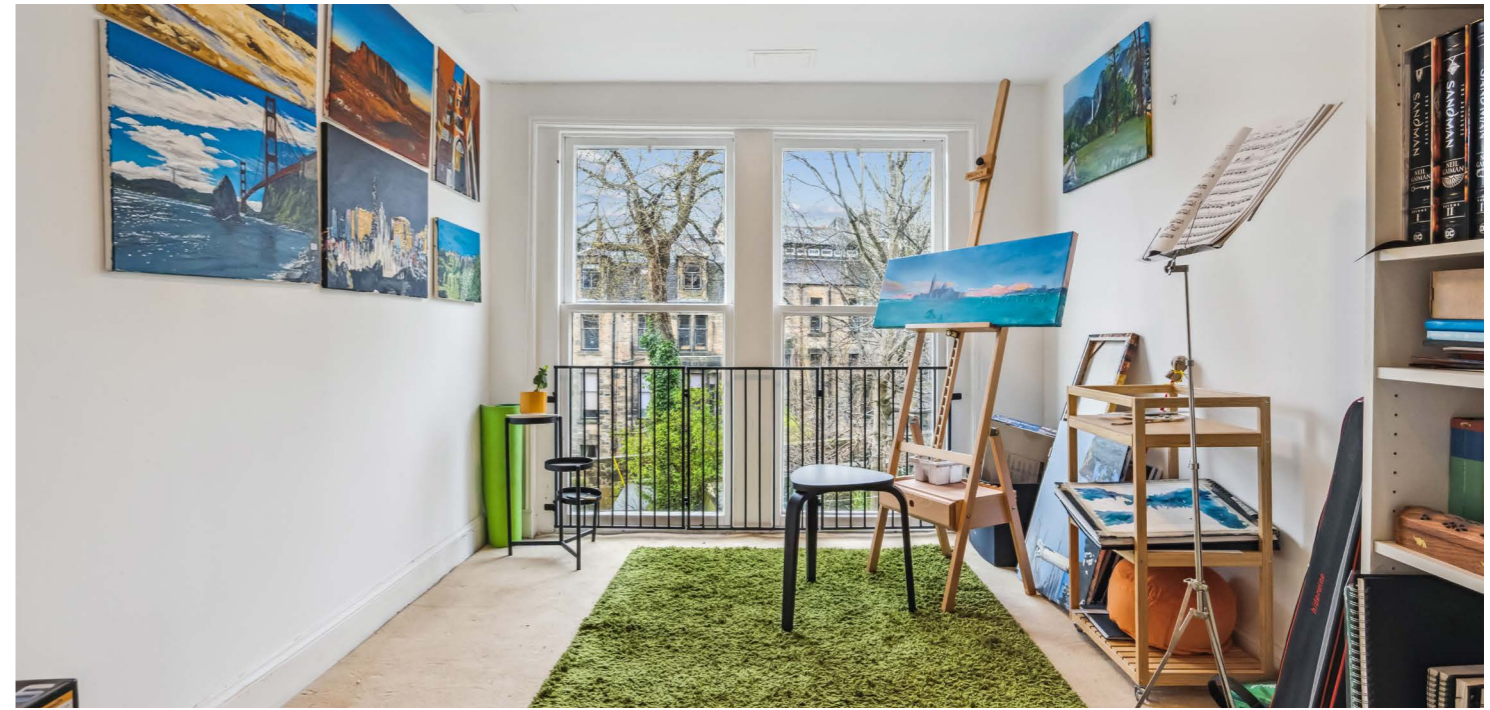
2 | BATHROOMS

2 | PUBLIC ROOMS

B1 30 Huntly Gardens is a fantastic two bedroom garden flat, situated within a blonde sandstone tenement, in the highly sought after Downhill area. Entrance to the building is via a resident controlled entry system leading to a well-maintained communal hallway.

The internal accommodation comprises: entrance via the elevated ground level with stairs leading to the large welcoming reception hall with storage cupboard off, a stunning bay windowed lounge boasting grand proportions, beautiful feature fireplace, ample space for dining and an open outlook over the well-maintained private front garden making this the true heart of the home. There is a modern galley style kitchen to the rear benefiting from integrated appliances, base and wall mounted units and also provides direct access to the beautiful south facing communal rear gardens. There are two spacious double bedrooms with the principal bedroom offering an expansive ensuite shower room off, and modern family bathroom with three-piece suite and shower over bath. There is a well-proportioned box room off the communal hall with ample light due to the floor to ceiling windows and offers complete diversity in its function. Currently used as an art studio/music room this is a fantastic additional space to accompany the fantastic accommodation on offer.

The flat benefits from gas central heating, access to the beautifully maintained Huntly Gardens via residents key, private front garden, communal south facing rear gardens and on street permit parking is available via request from Glasgow City Council.





The leafy Downhill 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, Shucks, Jelly Hill 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.

WE4967 | Sat Nav: B1 30 Huntly Gardens, Downhill, G12 9AX

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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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