



# 0/1 7 BOWMONT GARDENS

DOWANHILL

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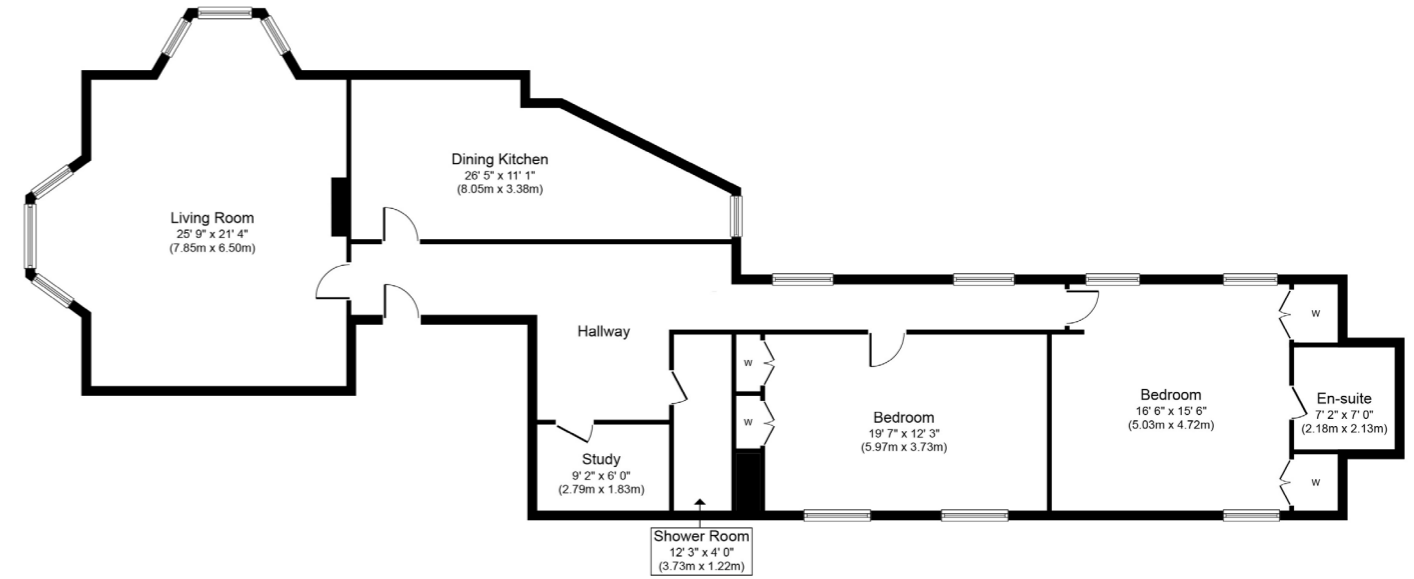
- 2 | BEDROOMS
- 2 | BATHROOMS
- 1 | PUBLIC ROOM

**This beautiful, elevated ground floor apartment forms part of the stunning "Dowanhill Collection", a luxury redevelopment of the former teaching college in the heart of Downhill.**

This bright and very spacious apartment offers an impressive specification throughout, and the building is accessed via a secure video entry system into a beautiful residents' reception hall. The internal accommodation is over 1600sq ft and extends to a wonderful formal lounge and dining room with double bay windowed dual aspects, fabulous cornice work, wall mounted TV and feature fireplace. There is a stylish dining kitchen and two very well-proportioned double bedrooms, both of which have fitted wardrobes, and the principal benefiting from a contemporary, fully tiled ensuite shower room. There is also a beautiful shower room and excellent storage space, which can be used as a study. Engineered hardwood flooring and quality fixtures and fittings can be found throughout.

The property is situated on a stunning, tree lined street and therefore very private. The property has gas central heating and an allocated parking space to the rear of the property. There is also access to the residents' gardens on Victoria Crescent Road via a private 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, 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.

**WE4957** | Sat Nav: 7 Bowmont Gardens, Dowanhill, G12 9LR

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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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