



UPPER DUPLEX, 14 GROSVENOR TERRACE

DOWANHILL

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

This fantastic A-Listed terrace was designed by J T Rothead, architect circa 1855. The upper duplex at No. 14 is one of the terraces' finest examples and offers flexible accommodation to suit modern day needs. The building is entered into a very well presented and recently redecorated residents hall that has some incredible gold detailed cornice and original features.

The apartment itself has a welcoming reception hall with ample storage off. On the ground level, there is a formal lounge to the front and separate dining room (potentially bedroom four). To the rear, there is the beautiful kitchen and snug/TV room, however this would most likely be used as a bedroom as it has a stylish ensuite shower room off. There is also a very nice, traditionally styled family bathroom.

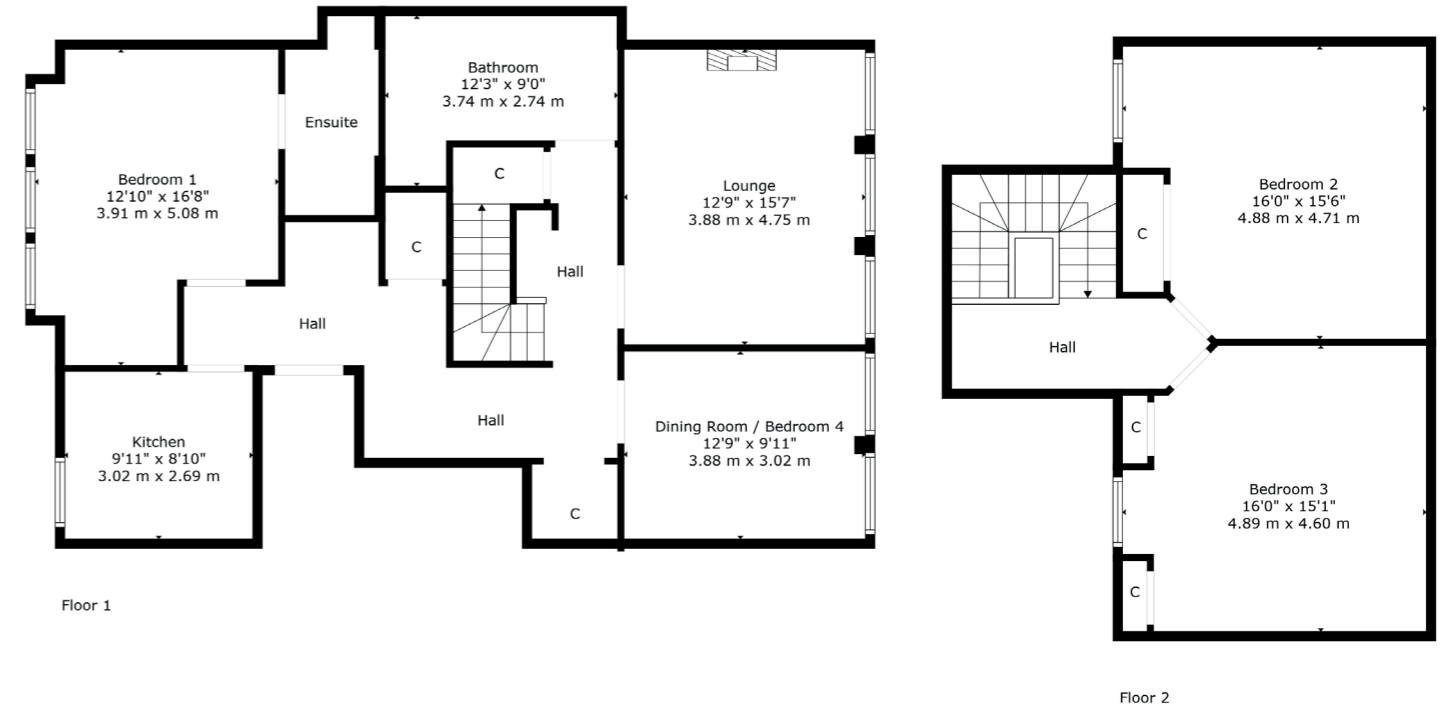
Upstairs, there are two well-proportioned double bedrooms and a wonderful bright and spacious landing. One highly desirable feature is the property comes with a private parking space to the rear as well as access to the beautifully maintained resident's gardens. The property is beautifully presented and has some lovely original features, including the sweeping staircase and balustrades, hardwood floors and ample eaves storage in the upper bedrooms.

In addition, the property benefits from gas central heating and residents on street parking permits are available via 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.

WE5001 | Sat Nav: 14 Grosvenor Terrace, Downhill, G12 0TB

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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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