



B1 24 HUNTLY GARDENS

DOWANHILL

www.corumproperty.co.uk



c o r u m



1 | BEDROOM

1 | BATHROOM

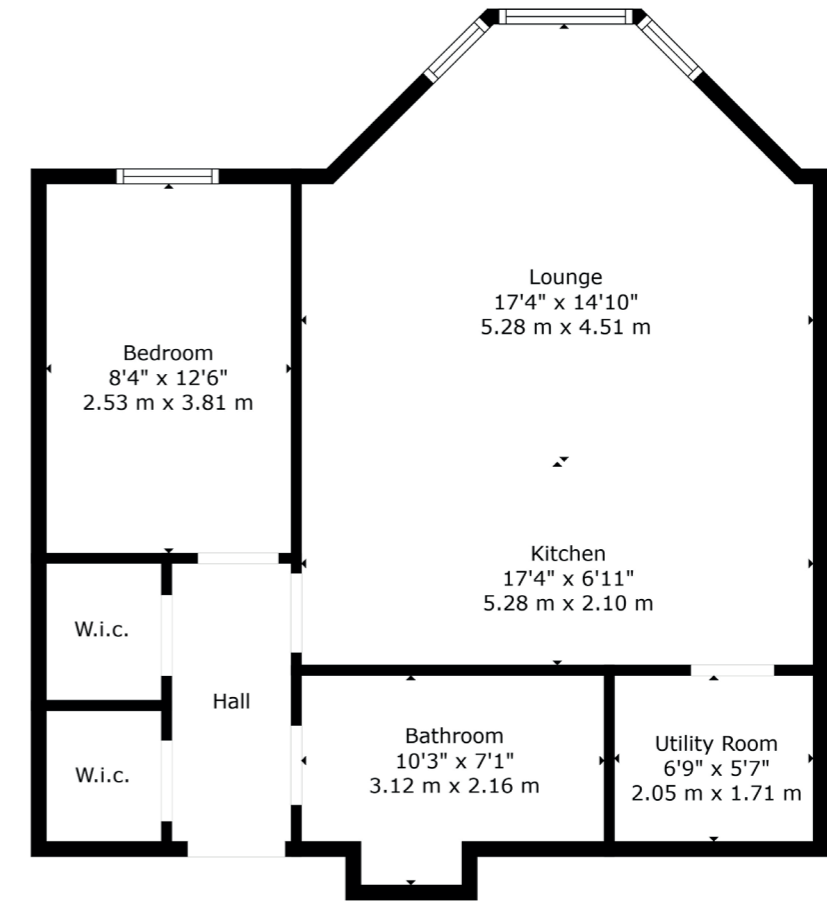
1 | PUBLIC ROOM

B1 24 Huntly Gardens is a fantastic one 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: welcoming reception hall with two large storage cupboards off, with one currently being used as a home office. There is a stunning bay windowed lounge to the front with storage cupboard off, open outlook over the well-maintained communal front garden and further benefiting from a beautifully upgraded kitchen with breakfasting island, making this the true heart of the home. There is a good sized and beautifully decorated double bedroom to the front, with space for free standing storage. To complete the internal accommodation, there is a stylishly upgraded modern bathroom with three-piece suite and shower over bath.

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





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.

WE5007 | Sat Nav: 24 Huntly Gardens, Dowanhill, G12 9AU

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON
YOUR FUTURE



Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendenq@corumproperty.co.uk

www.corumproperty.co.uk