



1/2 88 VICTORIA CRESCENT ROAD

DOWANHILL

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

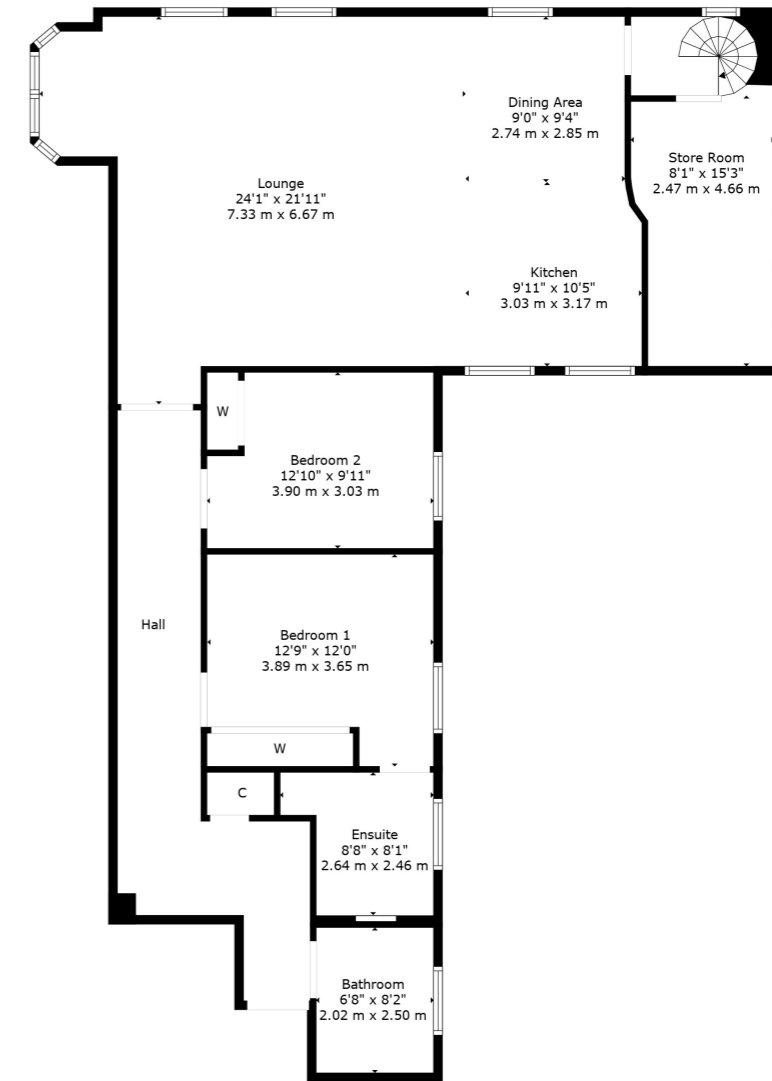
Situated in the wonderful Downhill Collection amongst stunning landscaped gardens, this first floor apartment is in excellent condition throughout and offers fantastic living space. The building is initially entered via a secure entry system leading to the well-presented residents' communal hall. The original staircase leads to the first floor and lift access is also provided.

The accommodation comprises: a large welcoming reception hall and storage off with beautiful Amtico flooring throughout (with the exception of the bedrooms which are carpeted), a fantastic open plan living/dining space spanning close to 30ft in length. The stunning 'Kitchens International' kitchen benefits from a number of integrated Siemens appliances, including double oven, warming drawer, dishwasher, fridge-freezer and a CDA wine cooler. There is also a very useful utility/storage room off the kitchen.

There are two well-proportioned double bedrooms with the principal bedroom benefiting from a superb and spacious ensuite. Finally, there is a large beautiful family bathroom. Both bathrooms have underfloor heating and are designed by Porcelanosa.

In addition, the property has gas central heating, residents' garden grounds and exclusive use of a parking space in the underground car park.





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.

WE5028 | Sat Nav: 88 Victoria Crescent Road, Downhill, G12 9JL

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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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