



MAIN DOOR, 42 LAWRENCE STREET

DOWANHILL

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

This exquisite, three bedroom, main door tenement flat is B-Listed and built between 1858-64. The property is one of the finest examples of its kind – it is immaculately presented and has exclusive use of the wonderful, South facing, double fronted front garden that has been beautifully maintained by the current owner.

The stunning blonde sandstone tenement is entered via the main door and there is a welcoming reception hall with some wonderful ornate cornice work. The fabulous sitting room with feature fire surround and double windows, looks out onto the stunning front garden. There are three well-proportioned double bedrooms, stylish, yet practical dining kitchen with beautiful herringbone flooring, and a very sleek and stylish bathroom.

In addition, the property has wonderful, refurbished original hardwood flooring and Pilkington Spacia double glazing. Unlike conventional double glazing, Pilkington Spacia™ is different; the air between the two panes of glass is extracted, creating a vacuum. It offers the same thermal performance as conventional double glazing in one quarter of the thickness and two thirds of the weight. More information on this incredible product can be found at

<https://www.pilkington.com/en/global/products/product-categories/thermal-insulation/pilkington-spacia>.





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.

WE5027 | Sat Nav: Main Door, 42 Lawrence Street, Dowanhill, G11 5HD

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.





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