



7 LORRAINE GARDENS LANE

DOWANHILL

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

This superb duplex apartment is located in an enviable location within Glasgow's West End just off Westbourne Gardens. The quaint pedestrian lane is a tranquil location, but still allows you to enjoy the hustle and bustle that Hyndland has to offer with all of its local amenities and leisure facilities, including Caffe Parma, Western Tennis Club, Sainsburys local and Epicures of Hyndland.

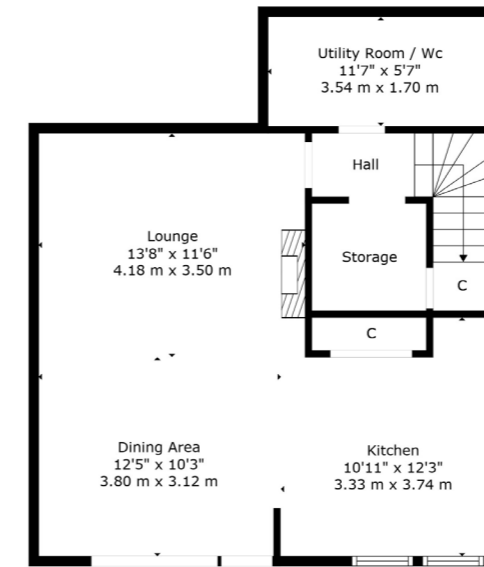
The apartment is entered off Lorraine Gardens Lane via its very own private garden and directly into a beautiful, traditional open plan living/ dining kitchen with feature gas fire. The lower hall has under stair storage and a very useful utility room and WC. Upstairs there are three bedrooms (bedroom three providing access to the front well off Lorraine Gardens) and an excellent home office which has beautiful aspects over the garden. There is also a very stylish family bathroom and excellent storage.

The apartment has some wonderful features, including refurbished original flooring, stained glass and as previously mentioned the fabulous private garden. There is also gas central heating.

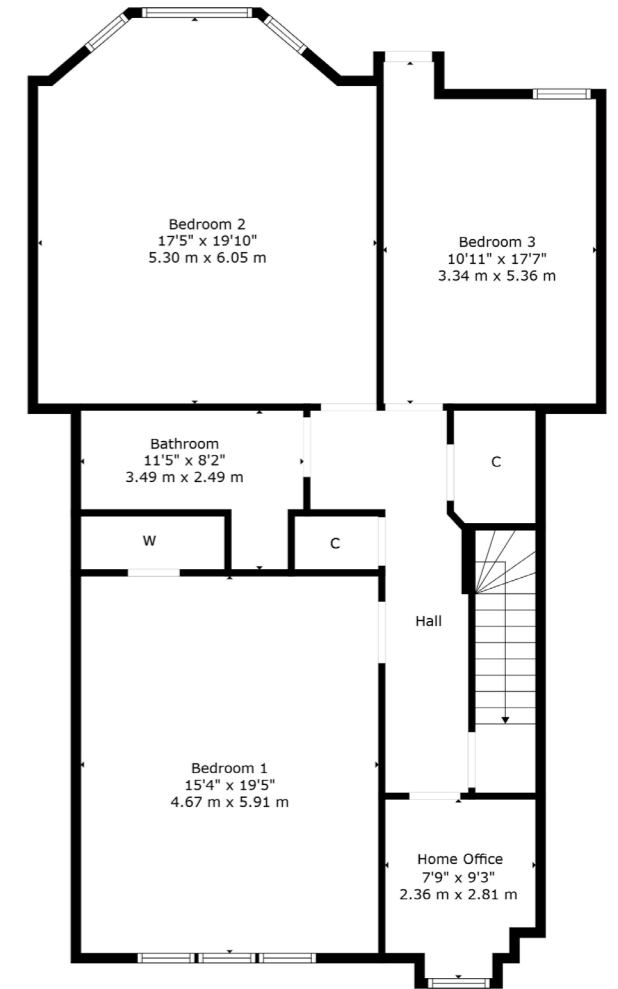








Ground Floor



Floor 1

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.

WE4985 | Sat Nav: 7 Lorraine Gardens Lane, Downhill, G12 9PA

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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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