



**FLAT 2 5 GROSVENOR CRESCENT**  
DOWANHILL

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2 | BEDROOMS

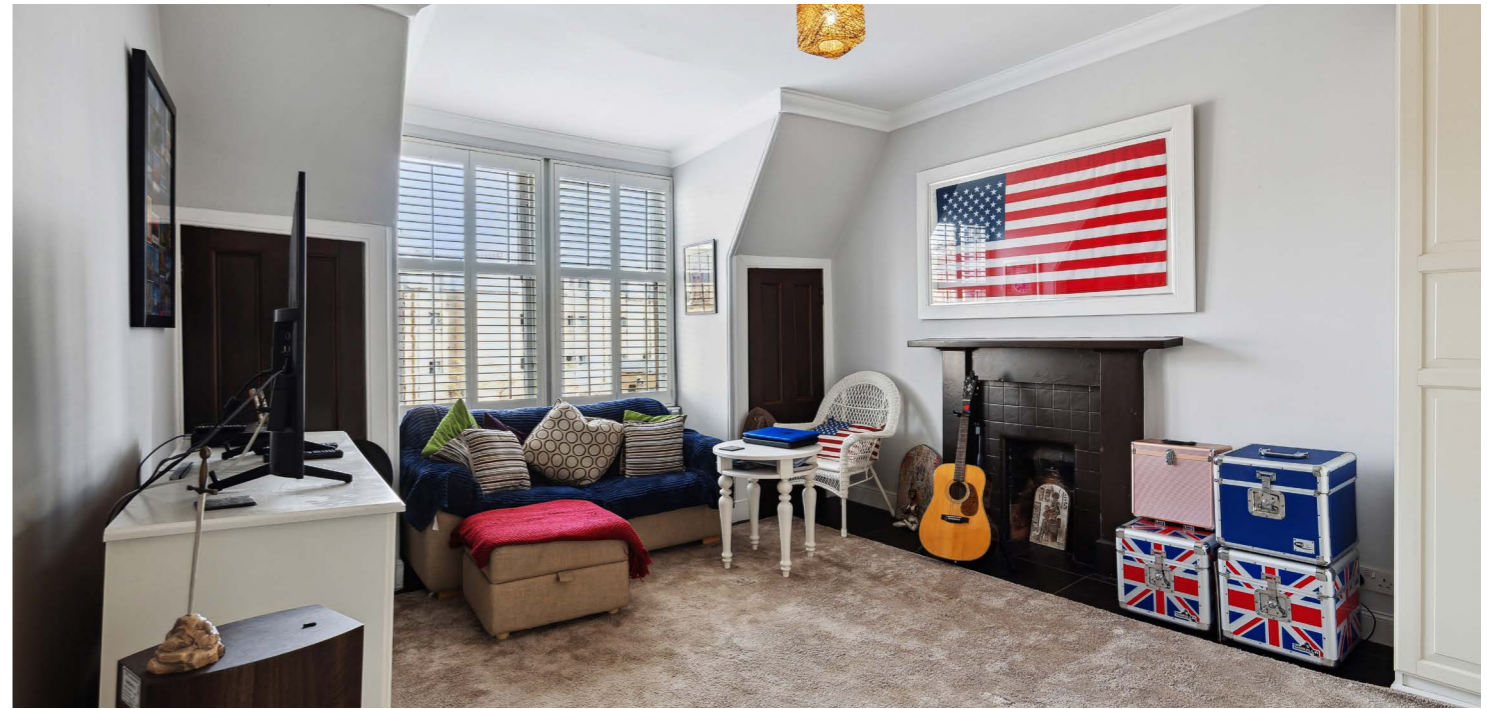
1 | BATHROOM

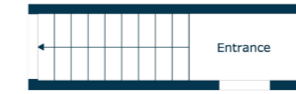
1 | PUBLIC ROOM

Beautifully refurbished by the current owners, the top floor apartment at 5 Grosvenor Crescent is sure to be popular amongst a wide range of buyers looking to enjoy all the amenities in the heart of the West End. A short distance from Byres Road, the apartment is within a circa 1881, handsome blonde sandstone, 'B' Listed former townhouse and has been lovingly upgraded.

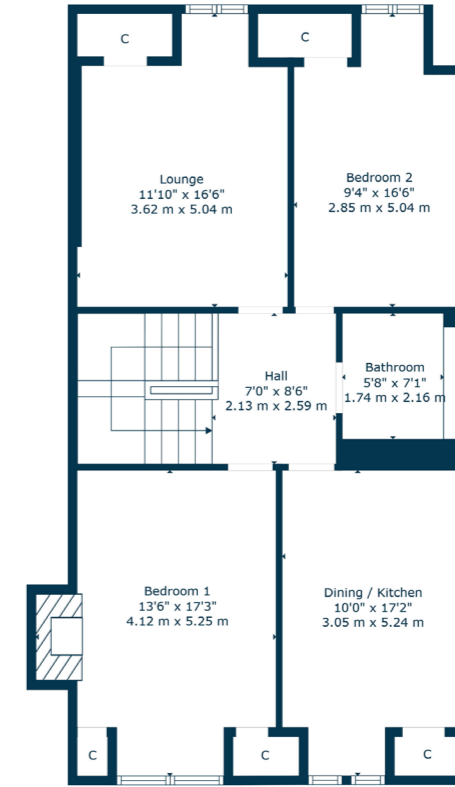
Access to the property is gained via a secure entry system into a beautifully decorated communal hall with stunning corning and original banister leading to the upper levels. The internal apartment accommodation comprises: welcoming first floor reception with the original stairs leading to the top floor with cupola, allowing natural light to flood into the whole property. On the top floor to the rear, there is a wonderful dining kitchen with a range of base and wall mounted units, space for dining with open outlook and storage in the eaves, good sized double bedroom with feature fireplace, eaves storage and an additional built in wardrobe. To the front, with enviable views onto the breathtaking Kelvinside Hillhead Parish Church, is a bright and spacious lounge with eaves storage and access onto the balcony, principal bedroom with ample space for free-standing storage and eaves storage. Finally, there is a very stylish, fully tiled main bathroom with free-standing clubfoot bath.

In addition, the property has gas central heating, fitted shutters and some stunning original features including the original bannisters, coving, cupola, and mosaic floors. Residents can apply for private access to Huntly Gardens and on street permit parking can be obtained via Glasgow City Council.

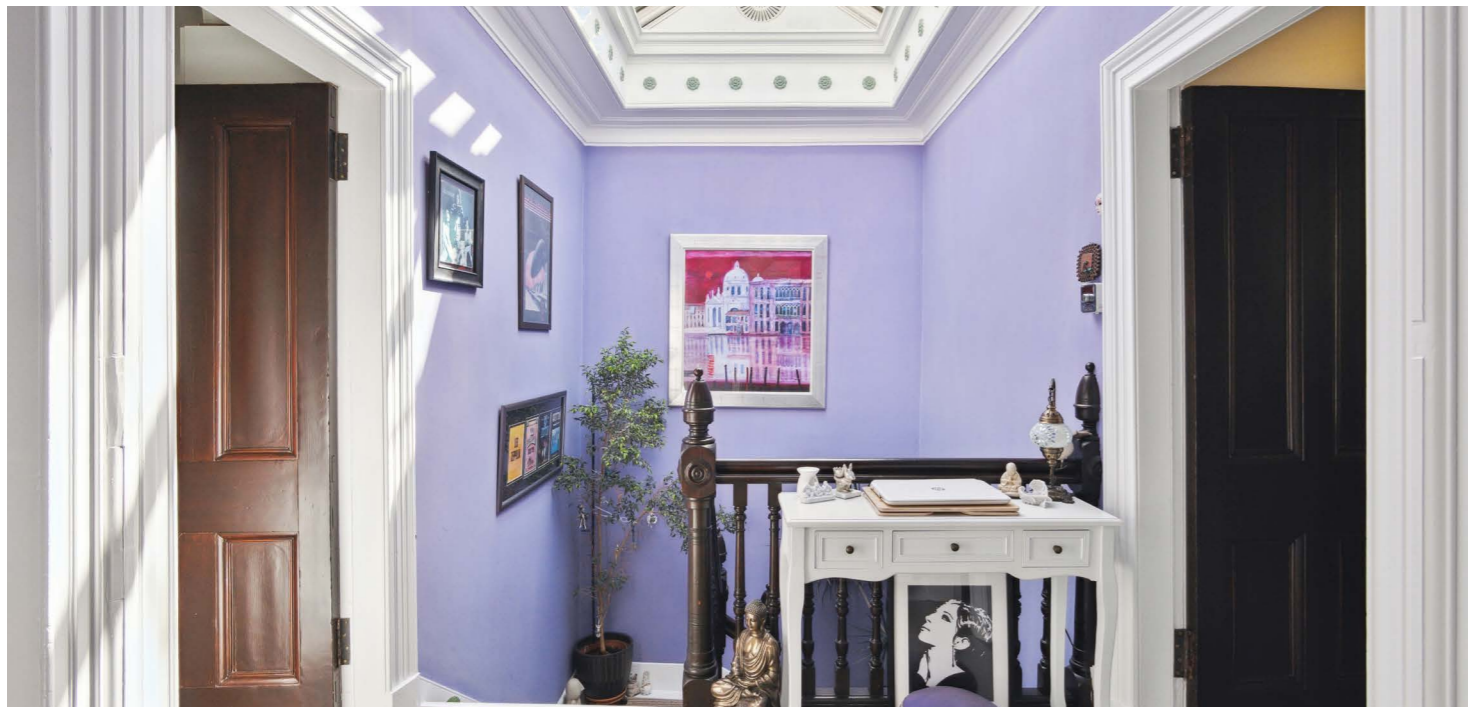




Floor 1



Floor 2



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.

**WE4990** | Sat Nav: Flat 2 5 Grosvenor Crescent, Dowanhill, G12 9AE

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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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