



**G/F, 30 HUNTLY GARDENS**

DOWANHILL

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1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

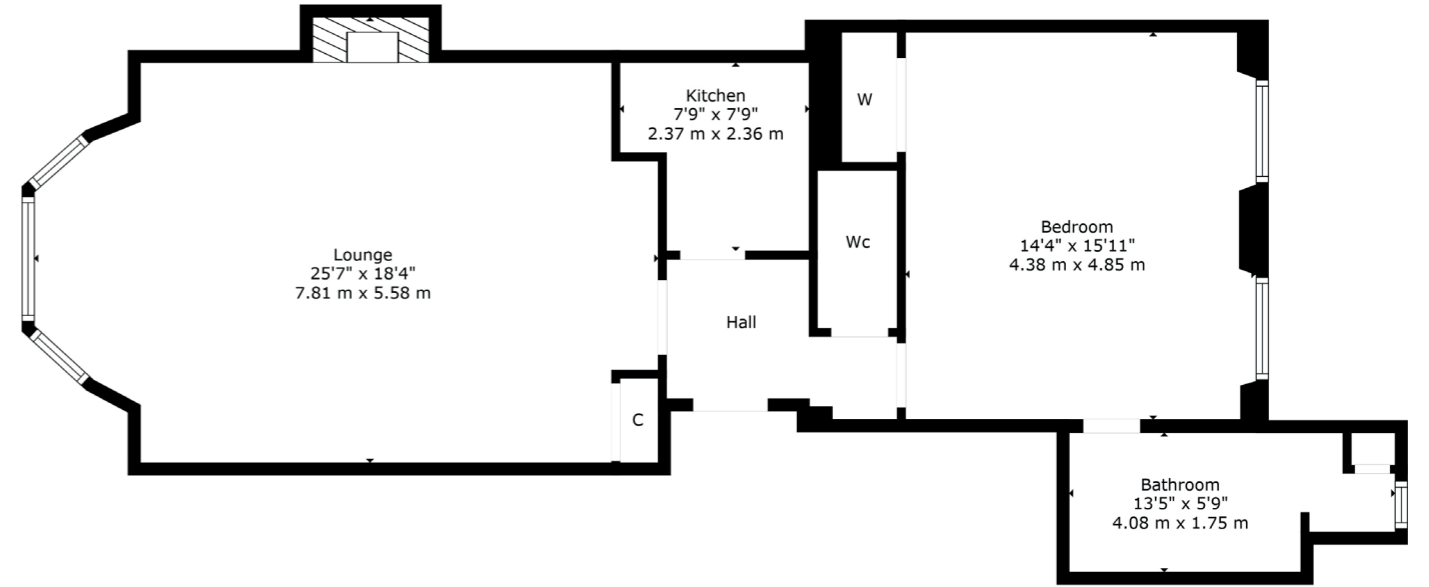
G/F 30 Huntly Gardens is a fantastic, one bedroom, ground floor apartment situated within a blonde sandstone tenement, in the highly sought after Dowanhill area and boasts a plethora of period features throughout. Furthermore, benefiting from double glazed sash and case windows throughout, and expansive room proportions in the form of the striking front drawing room and rear bedroom.

The magnificent building is entered via a secure entry system into a stunning residents' reception hall with grand sandstone pillars, striking ornate corning, mosaic flooring and original banister leading to the upper levels.

The internal accommodation comprises: entrance via the elevated ground level, welcoming reception hall providing access off to all apartments, stunning bay windowed drawing room boasting grand proportions, beautiful feature fireplace, ample space for dining and an open outlook over the beautifully maintained Huntly Gardens, making this the true heart of the home. There is a modern, internal style kitchen benefiting from integrated appliances and range of base and wall mounted units, an expansive double bedroom to the rear, benefiting from ample in-built storage space, open outlook over the communal south facing gardens and a good sized ensuite bathroom with three piece suite with shower over bath. To complete the internal accommodation on offer, there is a well-appointed W.C off the hall.

The flat benefits from gas central heating, access to Huntly Gardens via residents key, well-maintained communal south facing rear gardens and 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.

**WE5094** | Sat Nav: 30 Huntly Gardens, Dowanhill, G12 9AX

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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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