



1/2 90 VICTORIA CRESCENT ROAD

DOWANHILL

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

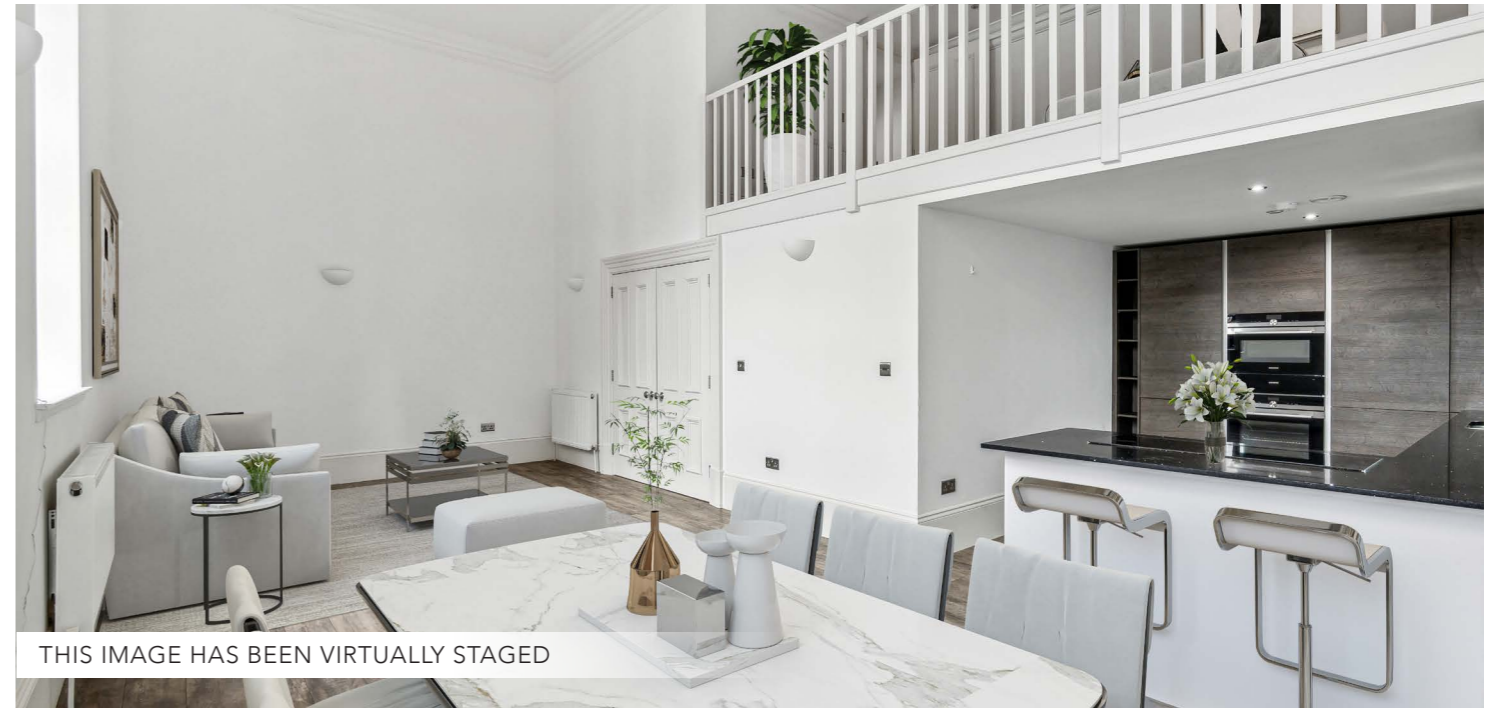
This fantastic apartment, situated in the wonderful Dowanhill Collection amongst stunning landscaped gardens, is on the first floor and is in excellent condition throughout. Formed over three levels, with mezzanine on the middle floor, it offers fantastic, flexible living space.

The building is initially entered via a secure entry system leading to the very well-presented residents' communal hall. The original staircase leads to the first floor and the internal accommodation comprises; a welcoming reception hall with under stair storage and stylish Porcelanosa shower room with WC off. The main lounge is a superb, semi open plan space with a fabulous dining kitchen, and the church style windows add a real charm to this modern entertaining and relaxing zone of the house. The staircase leads to a spacious mezzanine, situated directly above the kitchen and overlooking the lounge. This of course could be used as a bedroom, further sitting room or home office as it is really flexible and beautifully bright. The top floor houses two well-proportioned double bedrooms, with the principal having a vast walk-in wardrobe and beautiful en-suite bathroom, again, by Porcelanosa. A WC off the upper hall and eves storage completes the accommodation on offer.

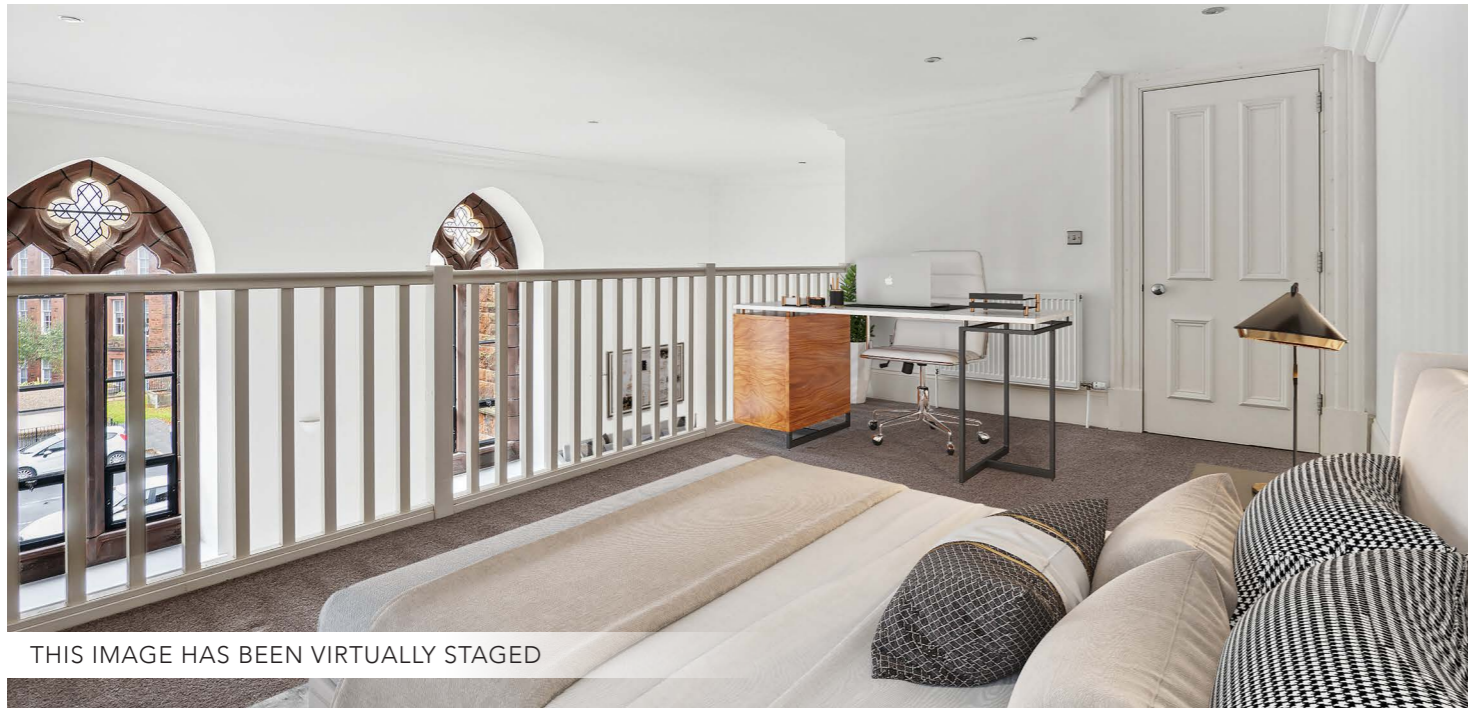
In addition, the property has gas central heating and exclusive use of a parking space within the garage (space number 1). You also have access to the stunning garden grounds and secure gated entry off Victoria Crescent Road and onto Bowmont Gardens.



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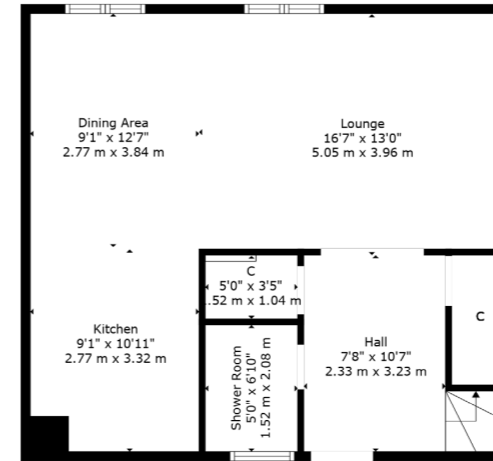
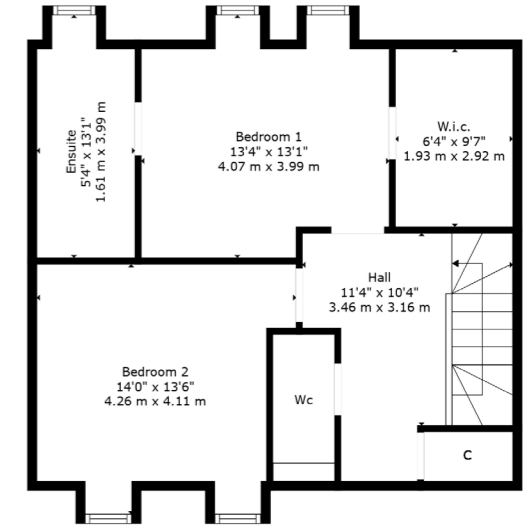
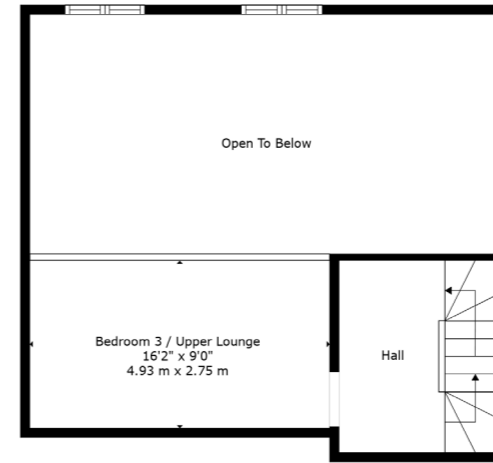
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The leafy Downhill district is well placed for a wide selection of shops and amenities on both Byres Road and Hyndland Road. There are various supermarkets on Byres Road, including Waitrose, Marks & Spencer and a Tesco Metro. The famous Ashton Lane, 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.

WE5176 | Sat Nav: 90 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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