



15 ASHTON ROAD
HILLHEAD

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6 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Located just moments from the iconic Ashton Lane, 15 Ashton Road presents a rare opportunity to acquire a full three-storey townhouse in the heart of Glasgow's vibrant West End. This impressive blonde sandstone property boasts a wealth of character and offers tremendous potential for modernisation.

Behind its elegant façade, a welcoming reception hallway leads to a grand sweeping staircase, setting the tone for the charm and space within. The ground floor accommodation includes a spacious formal lounge, a separate dining room, and a kitchen. Upstairs, there are four well-proportioned bedrooms and a family bathroom. The principal bedroom to the front features a beautiful bay window, while bedroom two benefits from a generous walk-in wardrobe.

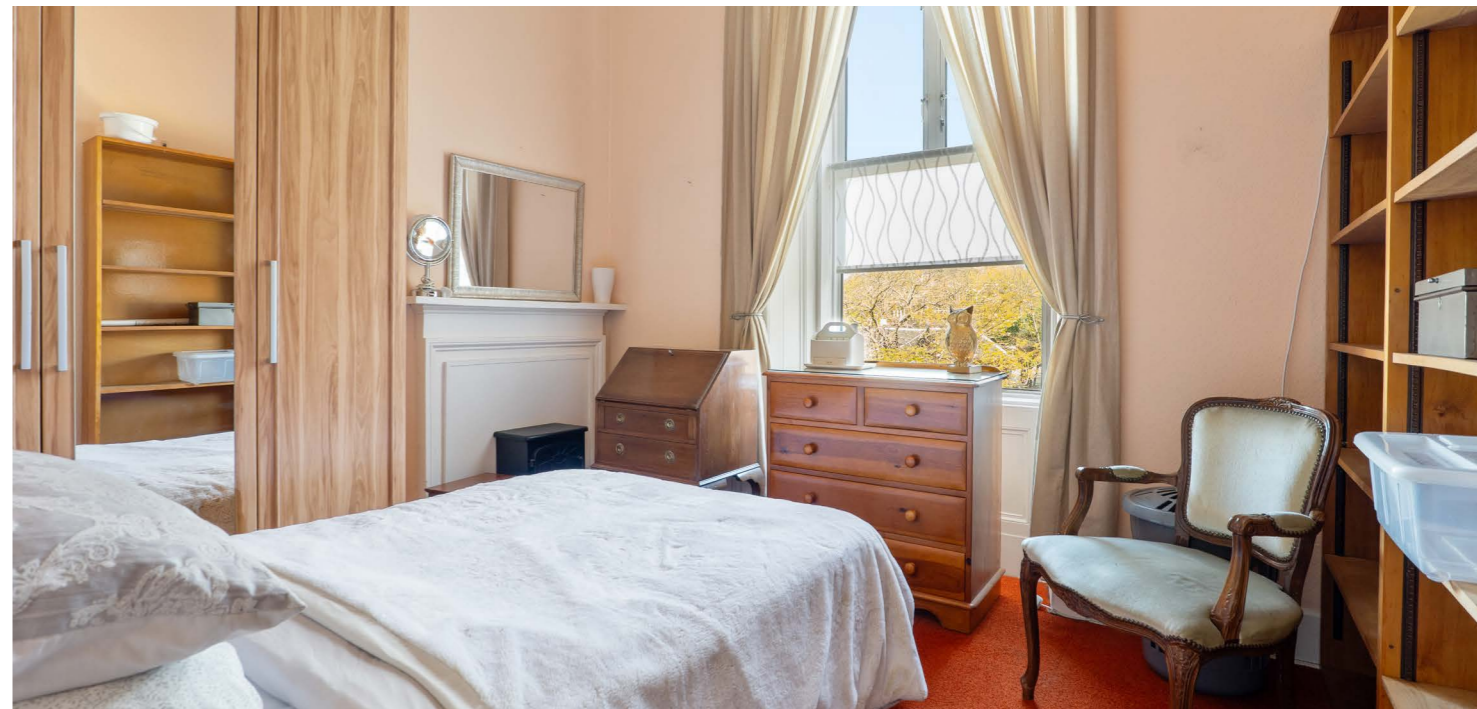
The garden level, which has direct access to the rear garden and back gates to Ashton Lane, has been configured by the current owner as a self-contained flat. This space includes a lounge, study, kitchen, and bathroom, but could easily be adapted to provide two or three additional bedrooms or large family kitchen, depending on requirements and subject to the necessary consents.

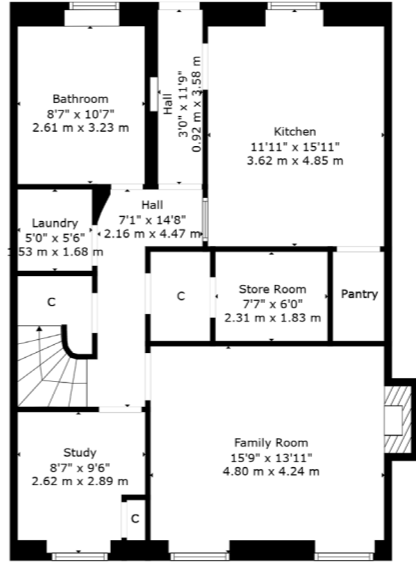
Outside, the garden is predominantly paved, offering potential for off-street parking. Throughout the home, you will find a variety of charming period features that add to its unique character.

This is a versatile and substantial property that would make an exceptional family home, with scope for residential or commercial use (again subject to the appropriate consents). A fantastic opportunity in one of Glasgow's most sought-after locations.

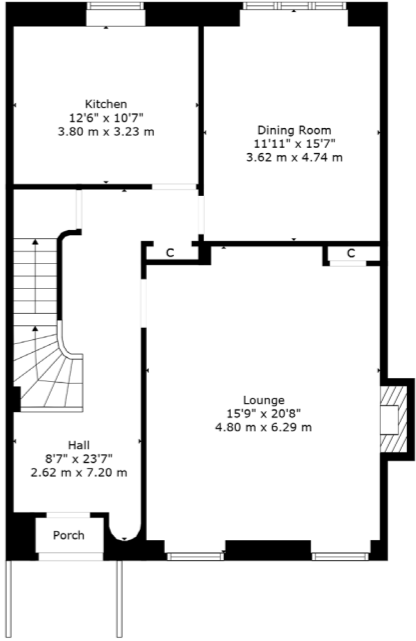




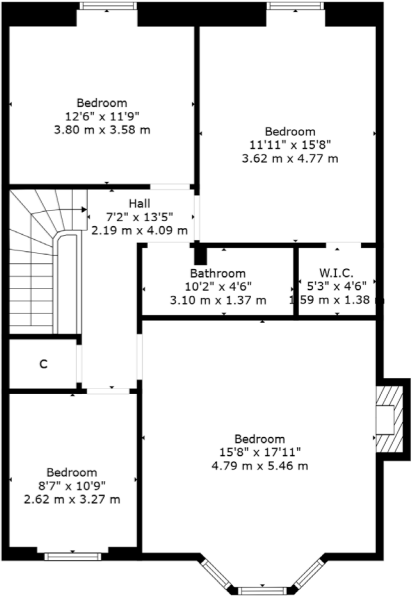




Garden Level



Ground Floor



1st Floor

Hillhead is centrally located within the West End, close to Glasgow University. The main street, Byres Road, offers a wide selection of shops, cafés and supermarkets including Tesco Metro, Marks & Spencer and Waitrose. The famous Ashton Lane is situated just off Byres Road offering various bars, restaurants and the Grosvenor Cinema.

The recently refurbished Hillhead Underground on Byres Road provides swift access to Glasgow City Centre and regular bus services operate on Byres Road and Great Western Road. There are also good road links to the motorway network and Glasgow International Airport.

Glasgow University is situated on University Avenue and provides world class further education. The location is extremely popular for students, first time buyers and young professionals.

WE5305 | Sat Nav: 15 Ashton Road, Hillhead, Glasgow, G12 8SP

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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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