



**FLAT 6 8 CROWN ROAD NORTH**  
DOWANHILL

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1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

**Positioned in the heart of Glasgow's desirable West End, this elegant one-bedroom apartment is set within a recently renovated blonde sandstone terrace on the sought-after Crown Road North. This sweeping, tree-lined address enjoys a south-west aspect towards Crown Terrace and offers a tranquil yet highly convenient setting.**

Just a short stroll from the vibrant amenities of Byres Road, residents benefit from immediate access to a fantastic mix of bars, restaurants, independent shops, and the nearby Hillhead Underground station. The iconic Ashton Lane is only moments away, adding to the area's unique charm. Despite its central location, this picturesque pocket remains peaceful and is particularly popular with professionals and families alike.

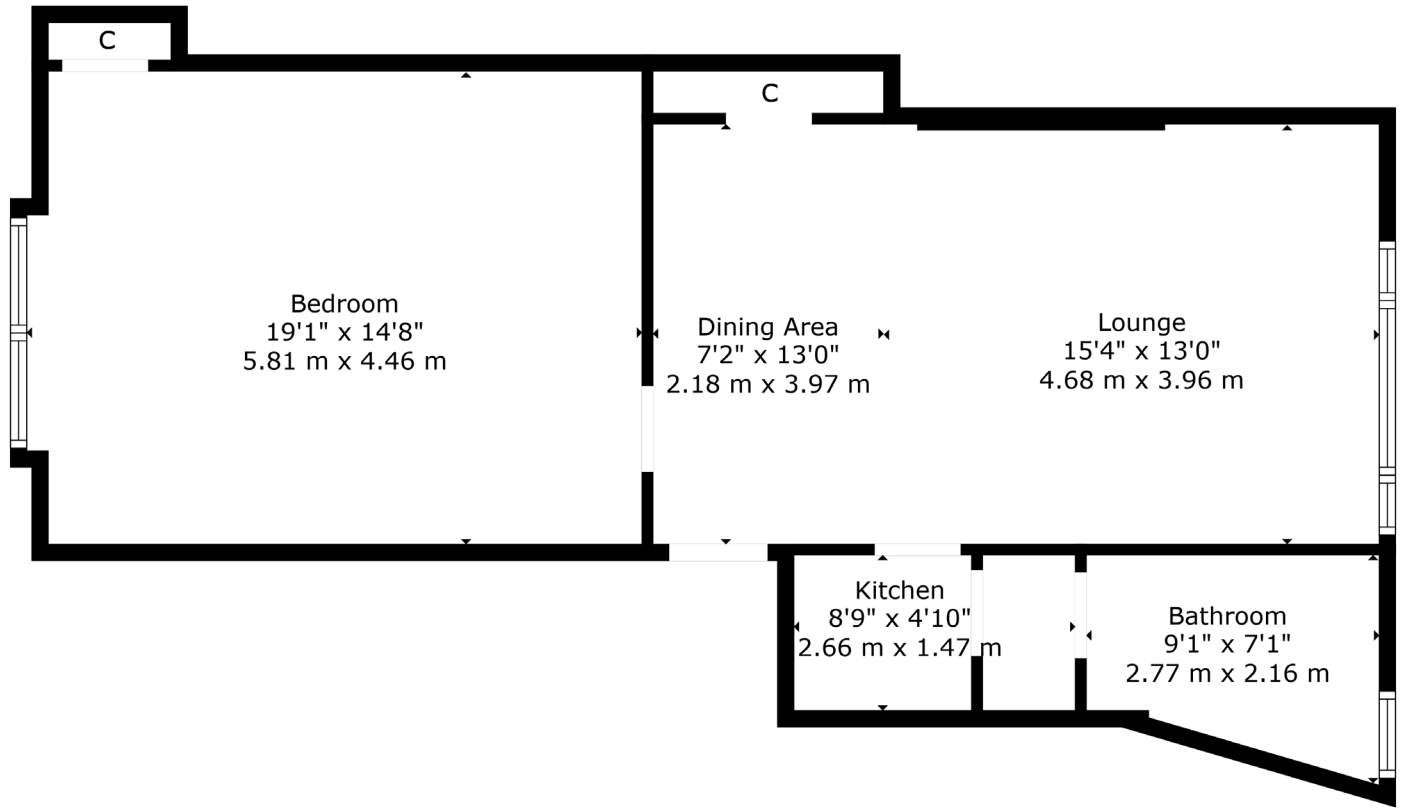
The building has undergone comprehensive refurbishment in recent years, both internally and externally. It features a secure modern entry system, immaculate communal areas, and beautifully maintained front and rear gardens, creating a welcoming and impressive first impression.

The apartment is situated on the preferred first floor and enjoys dual aspects to both the front and rear. The accommodation comprises a generously proportioned living room, a spacious rear-facing bedroom offering a quiet retreat, a stylish internal fitted kitchen, and a contemporary bathroom with a white suite. Character features such as stained glass and decorative cornicing have been thoughtfully preserved, adding a touch of period charm. On-street residents' parking is available via 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.

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.

**WE5322** | Sat Nav: 8 Crown Road North, Dowanhill, Glasgow, G12 9DH

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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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