



**FLAT 1 18 KENSINGTON GATE**  
DOWANHILL

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**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A magnificent, six apartment, first and second floor duplex flat. This attractive B-listed, red sandstone townhouse was designed by David Barclay circa 1902-1903 and overlooks the mature residents gardens.**

The generous accommodation extends to more than 2508 sqft and retains a wealth of period features including wood paneling, ceiling cornicework, fireplace and leaded glass.

The property is initially entered via a secure entry system. The internal accommodation comprises a welcoming reception hall which leads to an elegant drawing room with twin fireplaces, double doors and wooden features. To complete the lower accommodation, there is a dining kitchen, laundry room, WC and a home office, that could also be utilised as a fifth bedroom. Upstairs, there are four double bedrooms, with the principal boasting a master en-suite and there is a family bathroom.

In addition, the property has gas central heating.





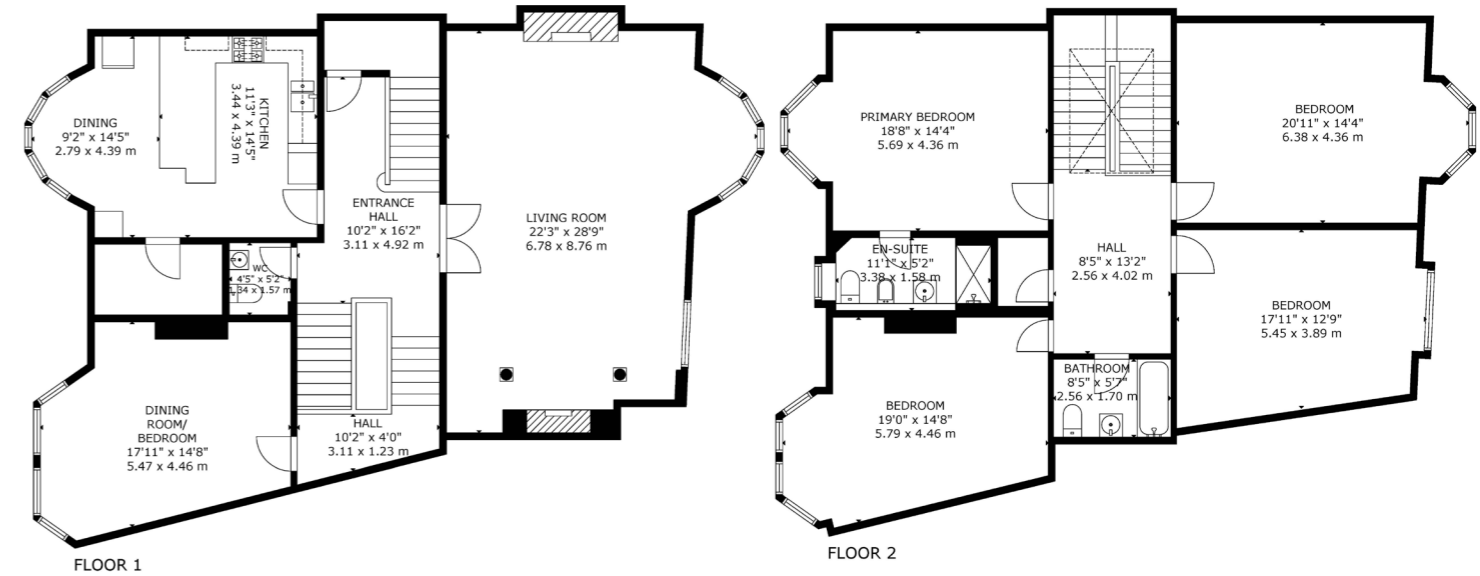












The leafy Downhill district is well placed for a wide selection of shops and amenities on both Byres Road and Hyndland Road. There are various supermarkets on Byres Road, including Waitrose, Marks & Spencer and a Tesco Metro. The famous Ashton Lane, just off Byres Road, offers a selection of bars, restaurants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

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.

**WE4966** | Sat Nav: 18 Kensington Gate, Downhill, G12 9LG

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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