

2/2 2 Victoria Crescent Road

DOWANHILL, GLASGOW, G12 9DB



*West End living at its finest: character, space
and an enviable Dowanhill address*



0141 404 5474



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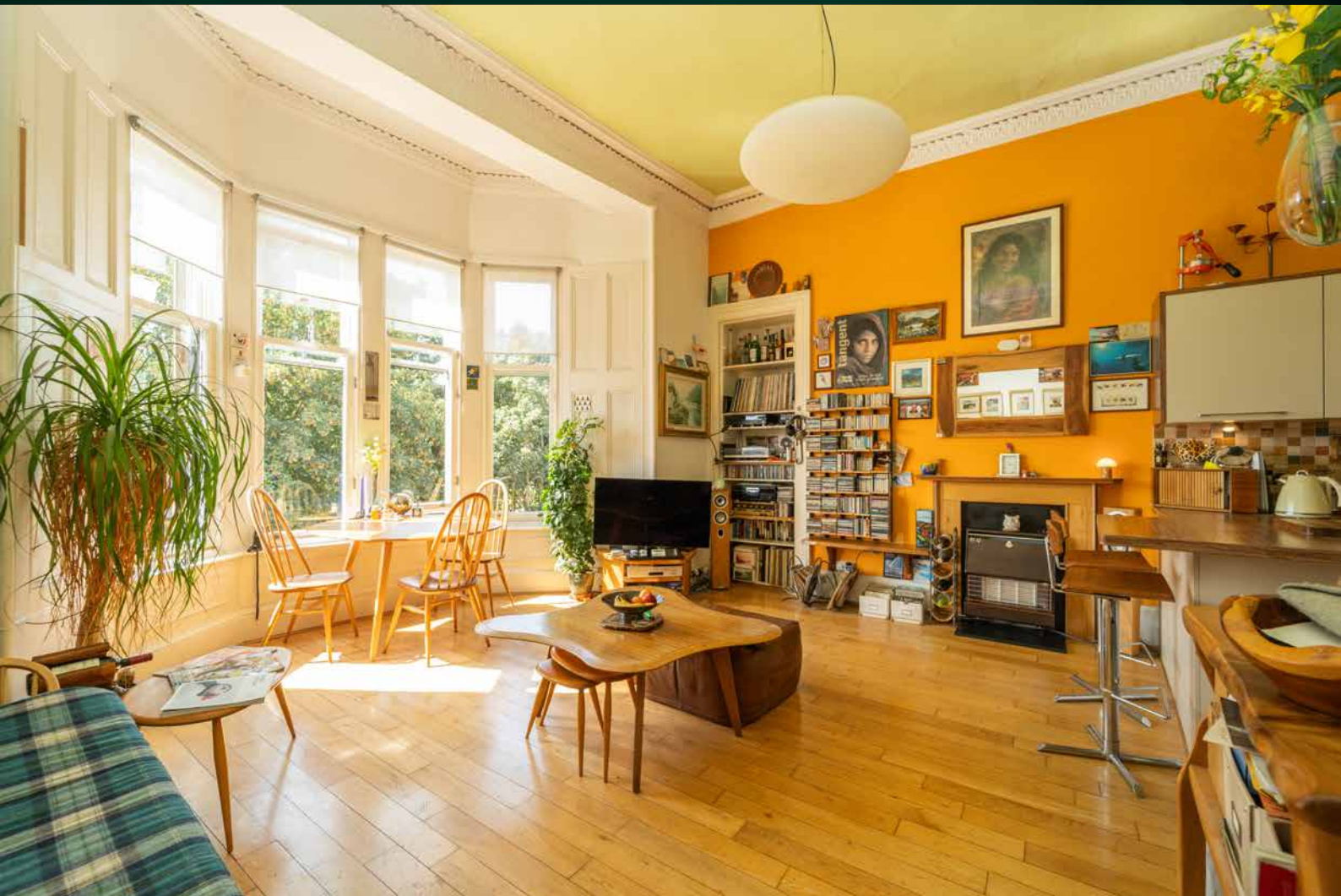
info@mcewanfraserlegal.co.uk



Jonny Clifford with McEwan Fraser Legal is delighted to present this truly exceptional, two-bedroom top-floor tenement apartment in one of Glasgow's most sought-after West End locations. Occupying the top floor of an impressive traditional tenement building on Victoria Crescent Road, this stunning apartment is quite simply a home that has to be seen to be appreciated. Positioned a stone's throw from the vibrant Byres Road, the property combines an enviable location with an abundance of original character, impressive proportions and an outlook that is sure to impress.

The building itself is a wonderful example of Glasgow's architectural heritage, with beautifully maintained communal areas and one of the finest original cupolas you will find anywhere in the city. Stepping inside the apartment, the sense of space and character continues throughout.

THE LIVING/DINING AREA



At the heart of the home is a spectacular open-plan living and kitchen space, flooded with natural light thanks to its south-facing aspect. The room enjoys a wonderful outlook over the neighbouring tennis courts and features a beautiful fireplace which provides an impressive focal point to the space. The open-plan layout creates an ideal environment for both entertaining and everyday living.

THE KITCHEN



an ideal environment for both
entertaining and everyday living





The accommodation comprises two excellent double bedrooms. The principal bedroom is exceptionally generous in size, offering an abundance of space and boasting its own stunning fireplace, while the second bedroom is also a well-proportioned double room. A charming retro-style bathroom, complete with an avocado suite and shower over the bath, completes the internal accommodation.

Practicality has certainly not been overlooked, with two large storage cupboards providing excellent additional space.

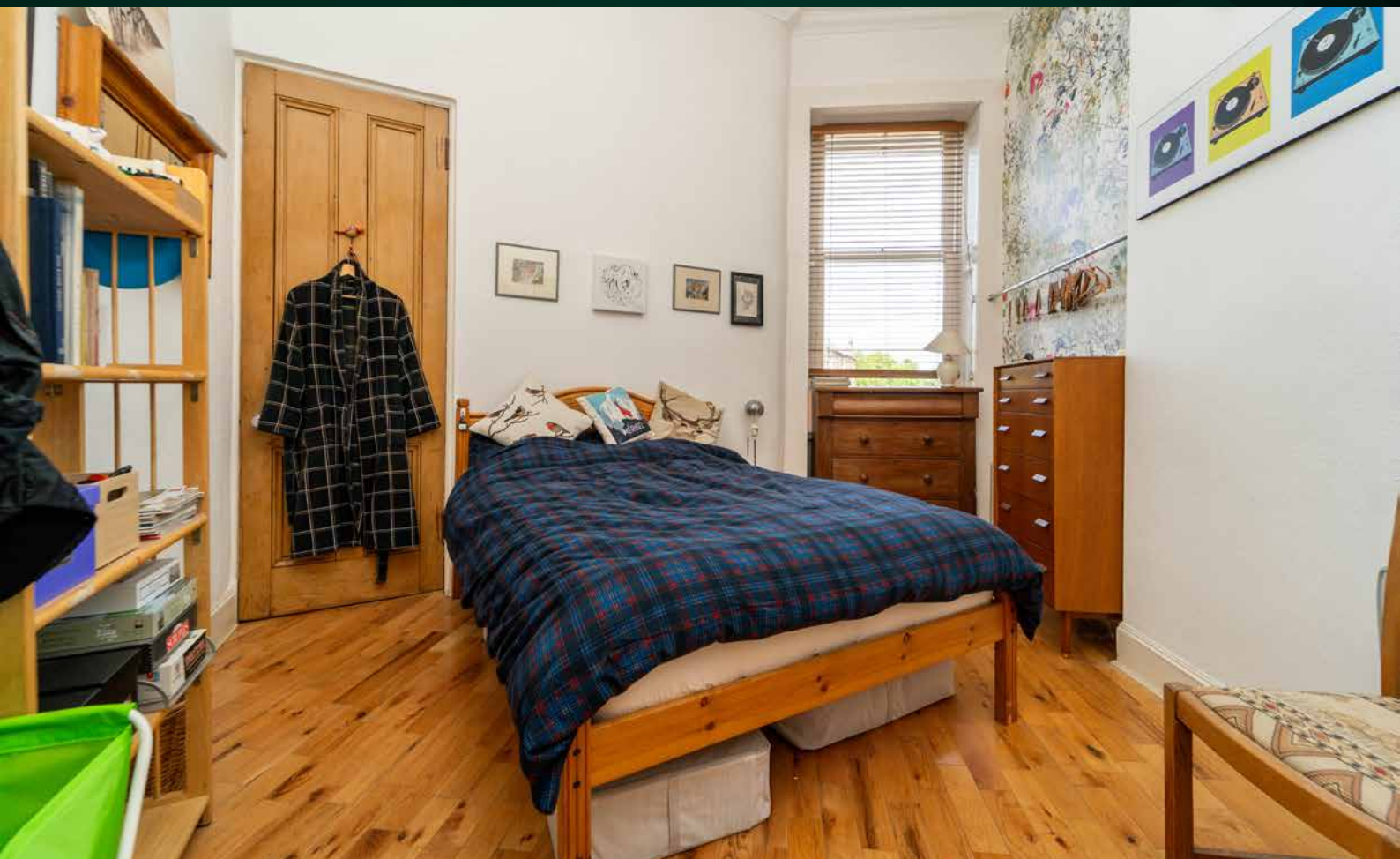
THE BATHROOM



BEDROOM 1



BEDROOM 2



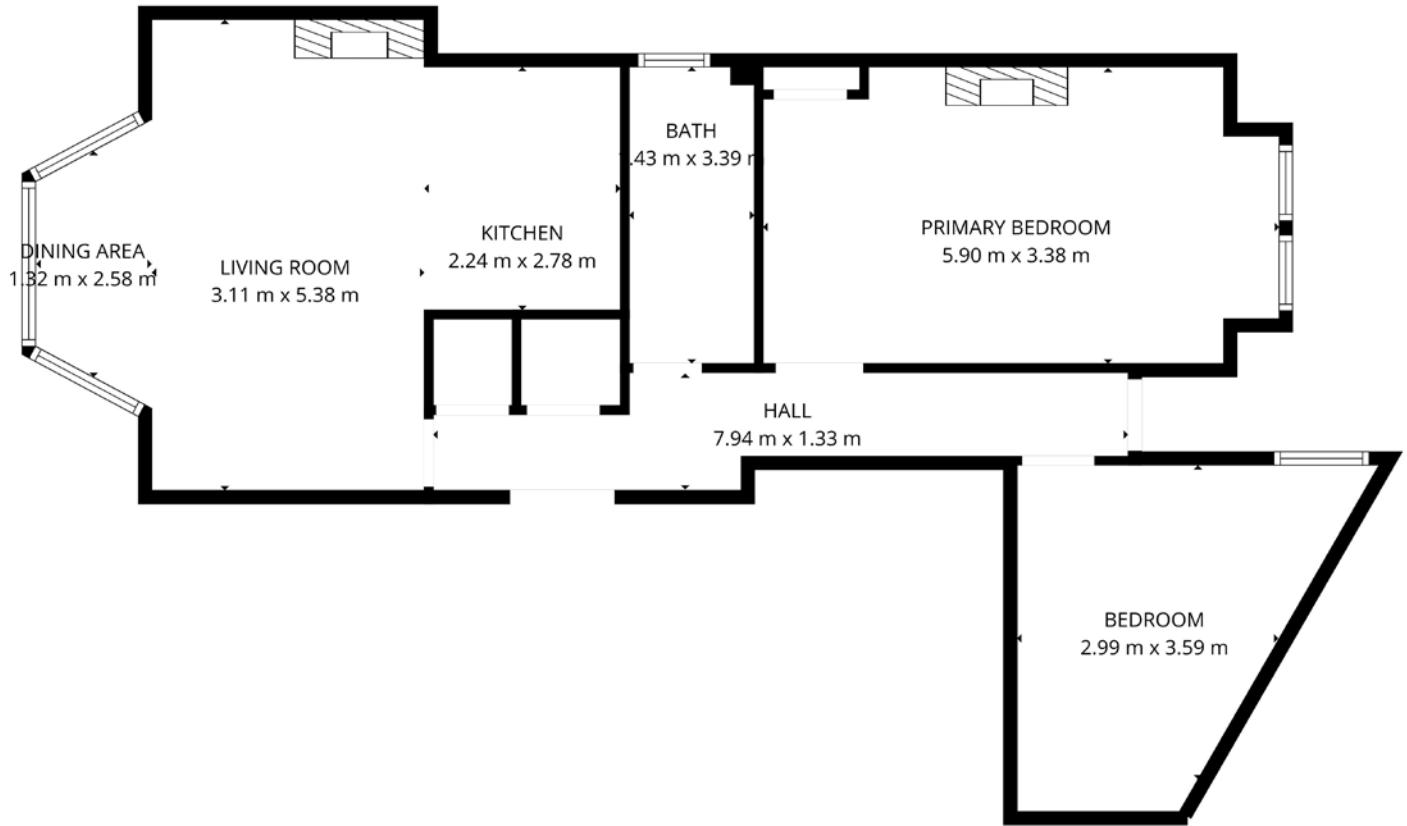
Externally, the property continues to impress, with beautifully maintained communal gardens providing an attractive and peaceful setting.

With its outstanding West End location, magnificent proportions, original period detailing, stunning communal architecture and exceptional open-plan living space, this is a genuinely special property and an excellent opportunity to acquire a home in one of Glasgow's most desirable addresses.

EXTERNALS

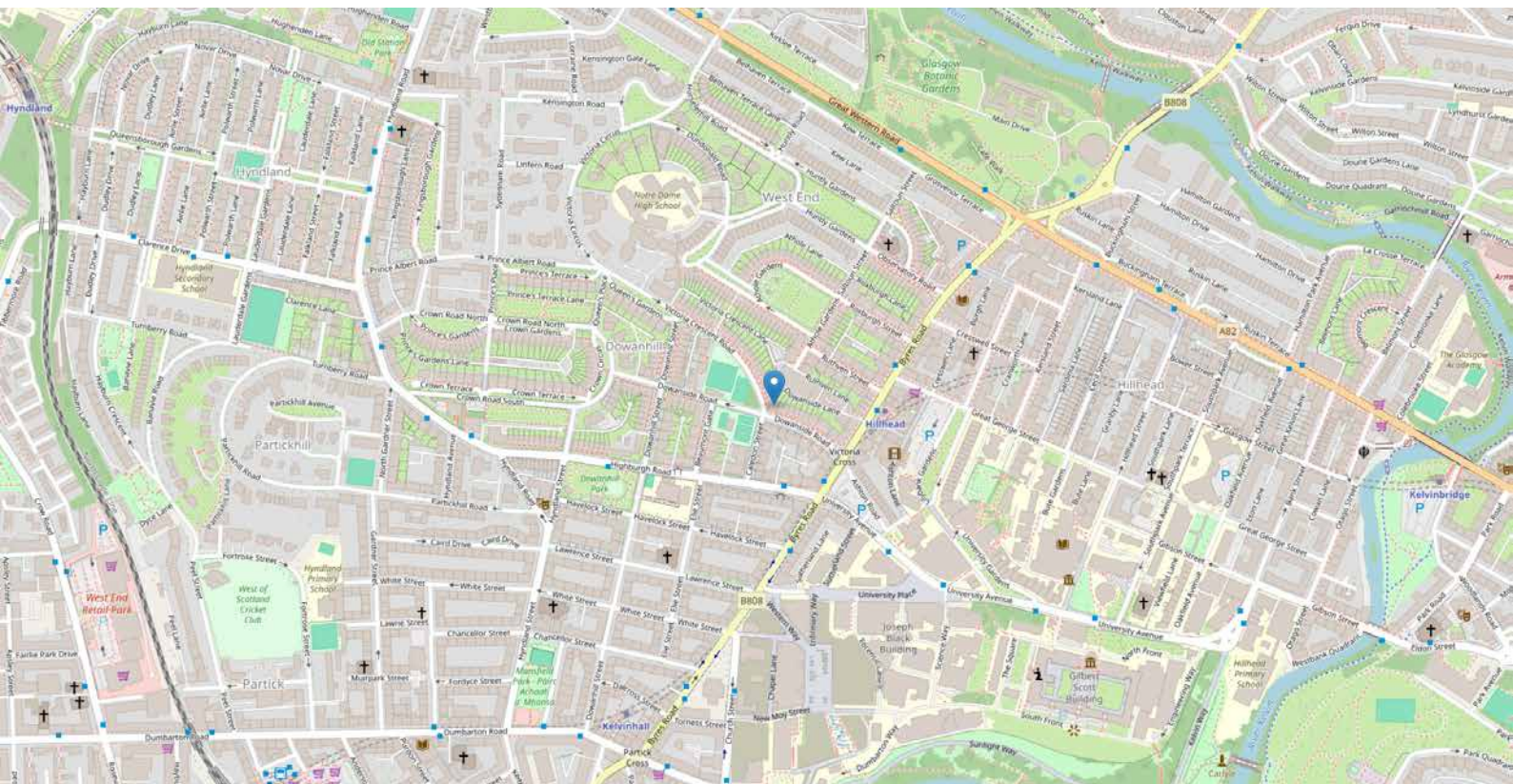


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: D



THE LOCATION

Dowanhill is one of Glasgow's most prestigious and sought-after residential districts, renowned for its beautiful traditional architecture, leafy surroundings and enviable position within the city's vibrant West End.





The area is perfectly placed for enjoying the very best of West End living, with the fashionable Byres Road and Great Western Road just a short distance away, offering an exceptional selection of independent cafés, restaurants, bars, boutiques and everyday amenities. The popular Ashton Lane and Glasgow Botanic Gardens are also close by, while the nearby University of Glasgow adds to the area's vibrant and cosmopolitan atmosphere.

Dowanhill is particularly well connected, with excellent public transport links providing easy access to Glasgow City Centre and beyond. The area also offers convenient access to major road networks, making it an ideal base for commuters.

Combining an attractive residential setting with an outstanding choice of amenities right on the doorstep, Dowanhill offers a truly enviable lifestyle and remains one of the West End's most desirable places to call home.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JONNY CLIFFORD
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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