



To view the HD video click here

2 QUEENS GARDENS
FLAT 0/2
DOWANHILL
GLASGOW G12 9DG



An exceptional duplex West End home providing bright and spacious accommodation of five principle apartments, plus the rare advantage of a both a superb, private South facing outdoor space to rear and a private patio to the front.

Built in 2002 by Westpoint Homes, this beautiful home occupies the lower and ground floors, and provides well proportioned accommodation, comprising: well kept entrance hall with security entry, private reception hall with shallow staircase to the lower floor, which has double doors giving access to a beautiful living room with double height ceiling and living flame fire. There are bi-folding doors from the living room giving access to the conservatory with further bi-folding doors opening out to the superb, private outdoor space. There is a beautiful dining-sized kitchen which has been completely re-fitted plus a cloak room/w.c/w.h.b with in-built utility store off.

On the lower level, there is a large bay windowed principle bedroom with french doors to private front seating area plus re-fitted en-suite shower room. The second bedroom has further re-fitted en-suite bathroom plus french door to the outdoor space at rear. Bedroom three is double in size and there is a main bathroom, plus useful storage.













All bedrooms have in-built fitted wardrobes. As the photographs and video show, this home is presented in superb order throughout with neutral decoration, self coloured stair carpets and engineered hardwood flooring, all complimented by high performance double glazing and gas central heating. Immediately in front of the building and accessed from the principle bedroom, there is a private patio area, whilst the rear there is as superb, decked South facing outdoor space with sheltered seating area and shallow staircase giving access to the beautifully laid out, shared rear gardens and refuse store. With both sets of bi-folding doors open, this area is a fantastic socialising indoor/outdoor space and in the winter months, the seating area is a great sheltered area of an evening.

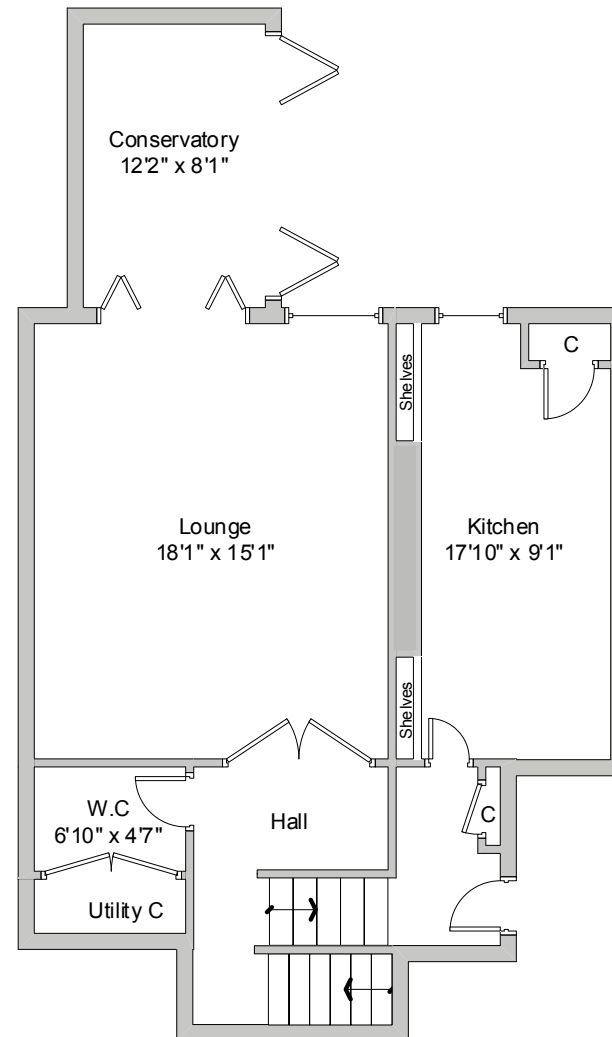
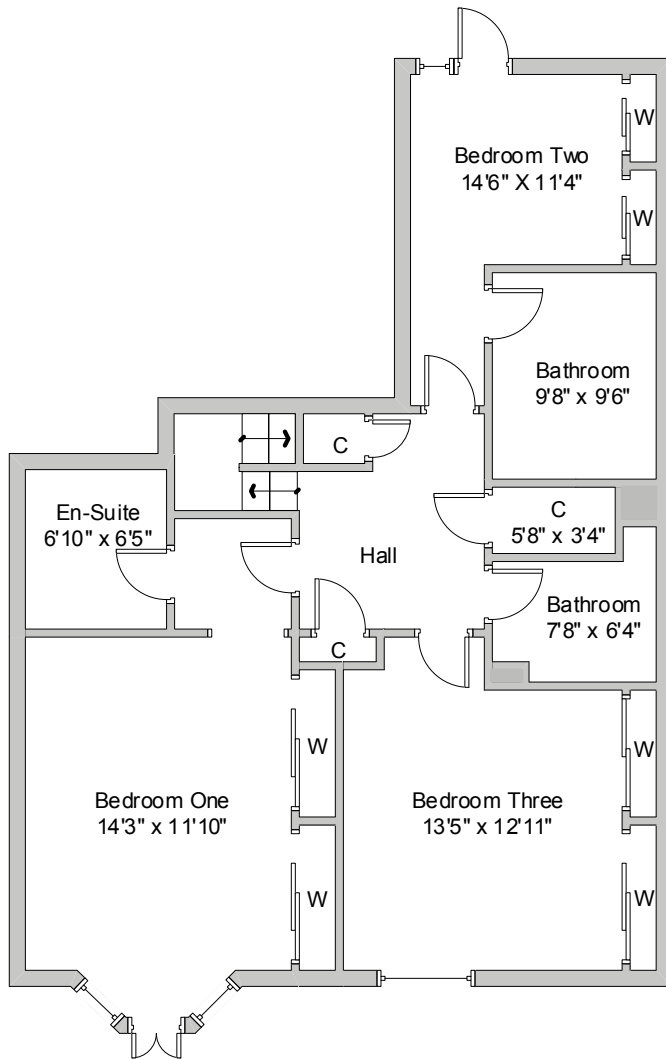
This fantastic property benefits from an excellent location within a short distance of most West End amenities such as shops, boutiques and restaurants on Byres Road and Great Western Road. Glasgow University, the Botanic Gardens, Kelvingrove Park and several local hospitals are all easily accessible. There are excellent transport links in close proximity to the property, with regular bus services running along Byres Road and Great Western Road and frequent underground services from nearby Hillhead station. The Clydeside Expressway, Clyde Tunnel and M8 motorway network can be easily accessed allowing convenient travel throughout the central belt.











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EPC Band C

Approx gross internal area 1668 sqft | 155 sqm

Property reference HE04690

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Find out more contact Clyde Property West End: 145 Byres Road, Glasgow G12 8TT. T: 0141 576 1777 F: 0141 576 0123 E: westend@clydeproperty.co.uk   

clydeproperty.co.uk

