



PROPERTY WITH CHARACTER



**FLAT 2, 11 PRINCES TERRACE DOWANHILL, GLASGOW**

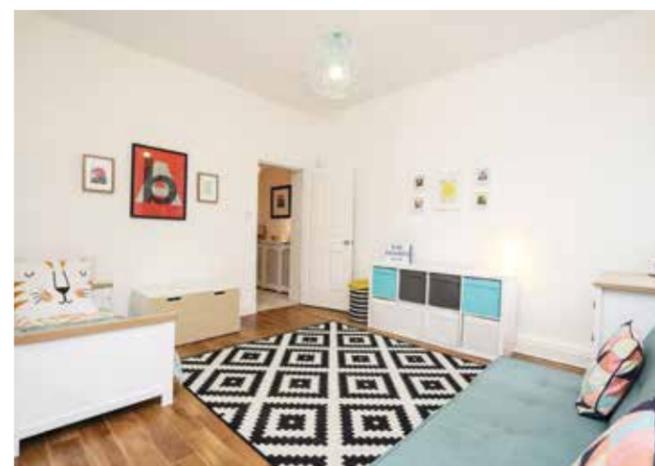


## 11 PRINCES TERRACE FLAT 2, DOWANHILL, GLASGOW G12 9JP

This is a delightful two-bedroom garden conversion forming part of a particularly handsome blonde sandstone terrace townhouse in the Heart of Dowanhill. Forming part of the prestigious tree lined 'Princes Terrace' which terrace sits very secluded and elevated back Prince Albert Road. To the rear of the property there are exquisite gated residents pleasure gardens which are immaculately maintained. The accommodation is of generous proportion to include a welcoming hallway, lovely bay windowed living room extending over 21ft into a three-section bay window, fitted kitchen, two excellent double bedrooms, three-piece bathroom and an additional WC/Cloaks. The property also has access to off street parking to the rear although there is ample on street parking on the Terrace.

Princes Terrace is circa 1868 by James Thomson and is a classic example of twelve houses with round headed dormers, fine Italianate ashlar details, cast iron balustrades linking the front dormer windows and there are stone balustrades to the rear. There is an active and dedicated Residents Association for numbers 1-12 inclusive with a structured group which has organised recent works including lighting upgrade, terrace re-surfacing, maintenance of Terrace Gardens (front) and re-surfacing of the back lane (2015). The Association were also instrumental in the improvement of the pleasure gardens and were responsible for the new fencing in the lane and repainting of fencing round the pleasure gardens (Shared with Crown Gardens).





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## ACCOMMODATION

The accommodation comprises secure residents' entry to period communal hall; welcoming reception hallway with storage off; spacious front/terrace facing living room with three section bay window; kitchen complete with a range of base and all units; two well-proportioned double bedrooms, bedroom one to front with double picture window and fitted wardrobes, bedroom two to the rear with double window and storage cupboard off; bathroom with three piece suite and over bath shower together with storage cupboard; WC/Cloaks. The property has wet electric central heating, off street parking together with on street parking on the terrace.

## SITUATION

Princes Terrace is by James Thomson, built 1868-1872, set back from Prince Albert Road and has its own service road. There are 12 houses in all in the Terrace and mature trees shelter it from Prince Albert Road. It is an incredibly popular and convenient West End location close to Hyndland Road, Highburgh Road and Byres Road for shops, bars and restaurants. It is close to the University of Glasgow, several schools, public transport facilities and there is convenient access into Glasgow City Centre. Local hospitals include Gartnavel General and The Queen Elizabeth University Hospital which is situated just through the Clyde Tunnel.

## TRAVEL DIRECTIONS

From our Byres Road office travel north to the first set of traffic lights. Turn left into Highburgh Road and continue into Hyndland Road. Turn left between the two sets of shops into Crown Road North then take the first left into Kingsborough Gate. Take first right into Prince Albert Road then pass the junction with Sydenham Road and turn right into Princes Terrace (which is parallel to Prince Albert Road) Number 11 is a short distance along on the right hand side.



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## FULL PROPERTY ADDRESS

Flat 2  
11 Princes Terrace  
Dowanhill  
Glasgow  
G12 9JP

## OUTGOINGS

Glasgow City Council  
Tax Band C  
EER band: D

## FIXTURES & FITTINGS

Only items specifically mentioned in the particulars of sale are included in the sale price.

## SERVICES

The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

## VIEWINGS

By appointment through  
Rettie West End LLP,  
115 Byres Road  
Glasgow G11 5HW  
Telephone 0141 341 6000

## IMPORTANT NOTICE

The accuracy of this brochure is believed to be correct and it does not form part of a contract. Please visit our website for full terms and conditions of sale.

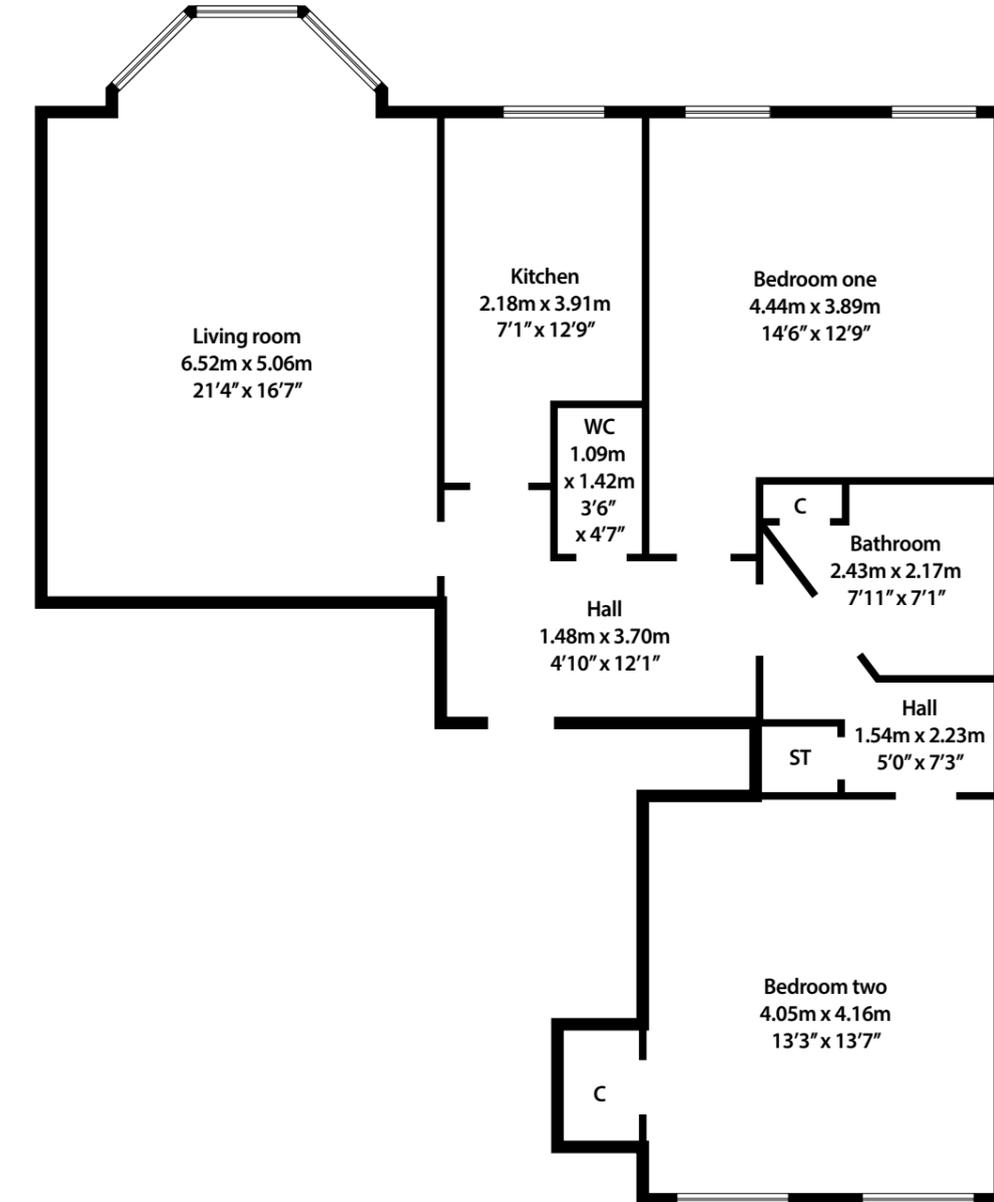
## PROPERTY REFERENCE

GWE190579

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Please Note: Floorplans are for illustration only and may not be to scale and measured at widest points.



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