



PROPERTY WITH CHARACTER



1 CROWN ROAD SOUTH DOWANHILL



11 CROWN ROAD SOUTH FLAT 0/1, DOWANHILL, GLASGOW G12 9DJ

AN IMMACULATE, TOTALLY MODERNISED FLAT IN "LITERALLY" MOVE – IN CONDITION.

REALLY INNOVATIVE INTERIOR DESIGN WITH PROVISION TO SEPARATE LOUNGE AND DINING KITCHEN WITH "WAVE" CURTAIN SYSTEM IF A SECOND BEDROOM AREA IS NEEDED.

An impressive one bedroom ground floor flat which has undergone an extensive programme of refurbishment and now offers a super opportunity for practical modern living or as a rental investment.

Located in the sought after conservation area of Dowanhill this fabulous property is well placed to take advantage of a wide selection of local amenities on Hyndland Road and Byres Road together with excellent transport links, access to The University of Glasgow and The Botanic Gardens.

The interior has been carefully planned and fully refurbished and includes a wonderful main lounge/dining room, a stylish open plan kitchen with integrated appliances, a generous bedroom with fitted wardrobes and there is also a contemporary shower room. The current owners have also introduced a really useful utility cupboard off the reception hall and we would also highlight the notable advantage of the private residents' car park with ample guest spaces.





PROPERTY WITH CHARACTER



ACCOMMODATION

Video Security entry system
Communal entrance hall
Fresh reception hall with new flooring
Lovely main lounge with two windows to the front and a further window to the side, outlook to landscaped grounds, fresh décor, new flooring and LED spotlights. There is also a provision in place to introduce a wave curtain to act as a dividing between the living area and kitchen to give the option of an additional bedroom
Superb, open plan dining size kitchen including breakfast bar, worktops, oven, induction hob, dishwasher, fridge, new flooring and LED spotlights
Attractive, comfortable bedroom with bay style window to the front and outlook to the landscaped gardens
Stylish, re-fitted shower room comprising walk in shower cubicle, toilet and wash hand basin. There is also a heated mirror and underfloor heating
Really useful utility cupboard off the reception hall
Double glazing
Heatmiser heating system (underfloor heating throughout). The heating system can be wifi enabled
Private residents' car park with ample guest spaces

SITUATION

Crown Road South is a charming tree lined terrace parallel to Crown Terrace. The property is in a prime part of Dowanhill, close to Highburgh Road and Hyndland road. It is extremely convenient for Byres Road and is handy for Glasgow University and Glasgow City Centre. Local hospitals include Gartnavel General and The Queen Elizabeth University accessed via The Clyde Tunnel.

TRAVEL DIRECTIONS

From our office on Byres Road travel north turning onto Dowanside Road. Proceed to the top of the street taking the left onto Crown Road South. Number 11 is along on the left hand side.



PROPERTY WITH CHARACTER

FULL PROPERTY ADDRESS

0/1
11 Crown Road South
Dowanhill
Glasgow
G12 9DJ

OUTGOINGS

Glasgow City Council
Tax Band D
EER band: E

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

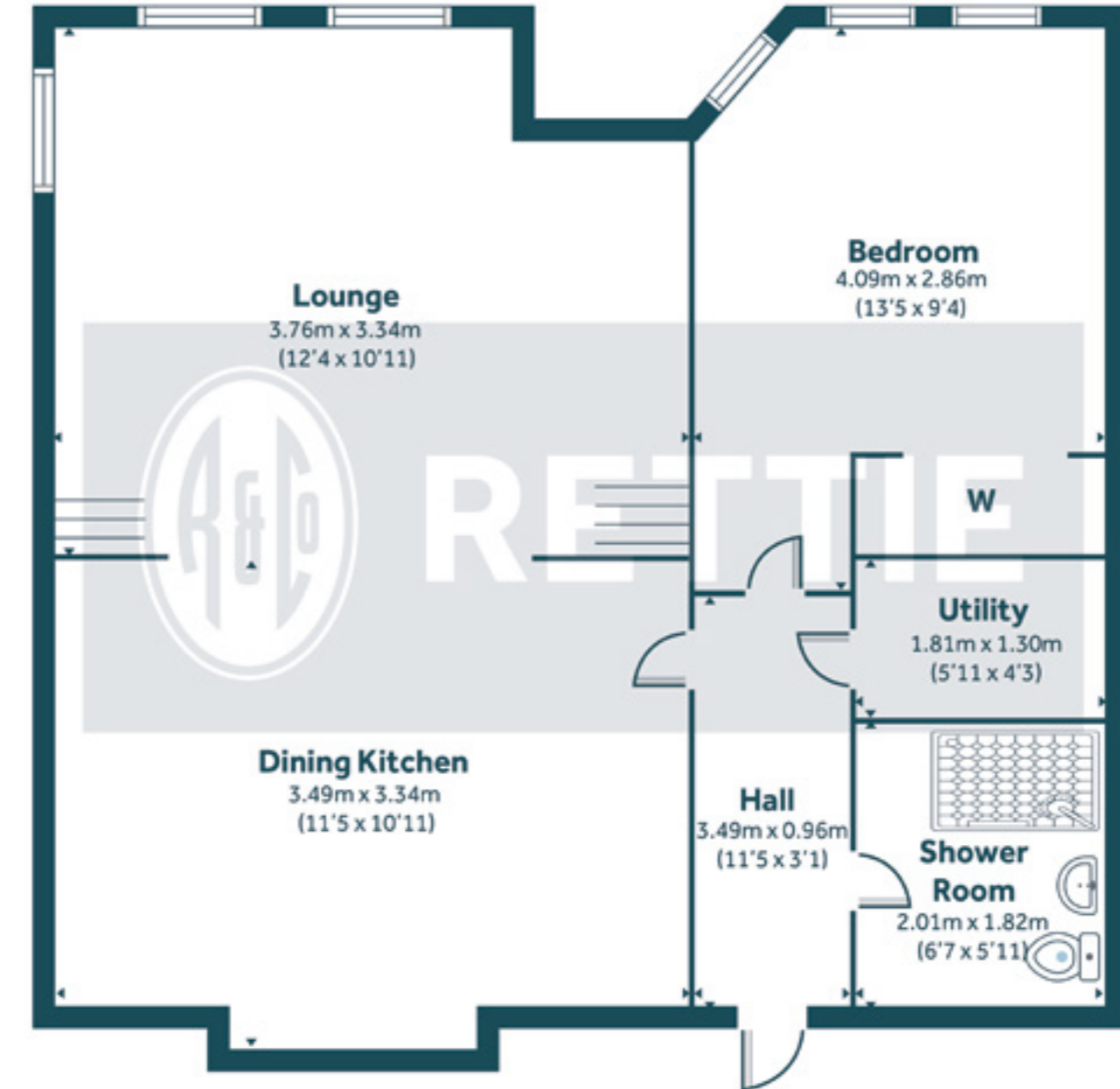
IMPORTANT NOTICE

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

GWE190883

This property and other properties offered by Rettie West End LLP can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.tlo.co.uk, www.rightmove.co.uk and www.onthemarket.com.



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



PROPERTY WITH CHARACTER



PROPERTY WITH CHARACTER

Rettie West End LLP. 115 Byres Road, Glasgow G11 5HW Telephone: 0141 341 6000 Email: glasgowwestend@rettie.co.uk www.rettie.co.uk
Berwick | Edinburgh | Glasgow Bearsden | Glasgow City Centre | Glasgow Newton Mearns | Glasgow Shawlands | Glasgow West End | Melrose | Newcastle | London