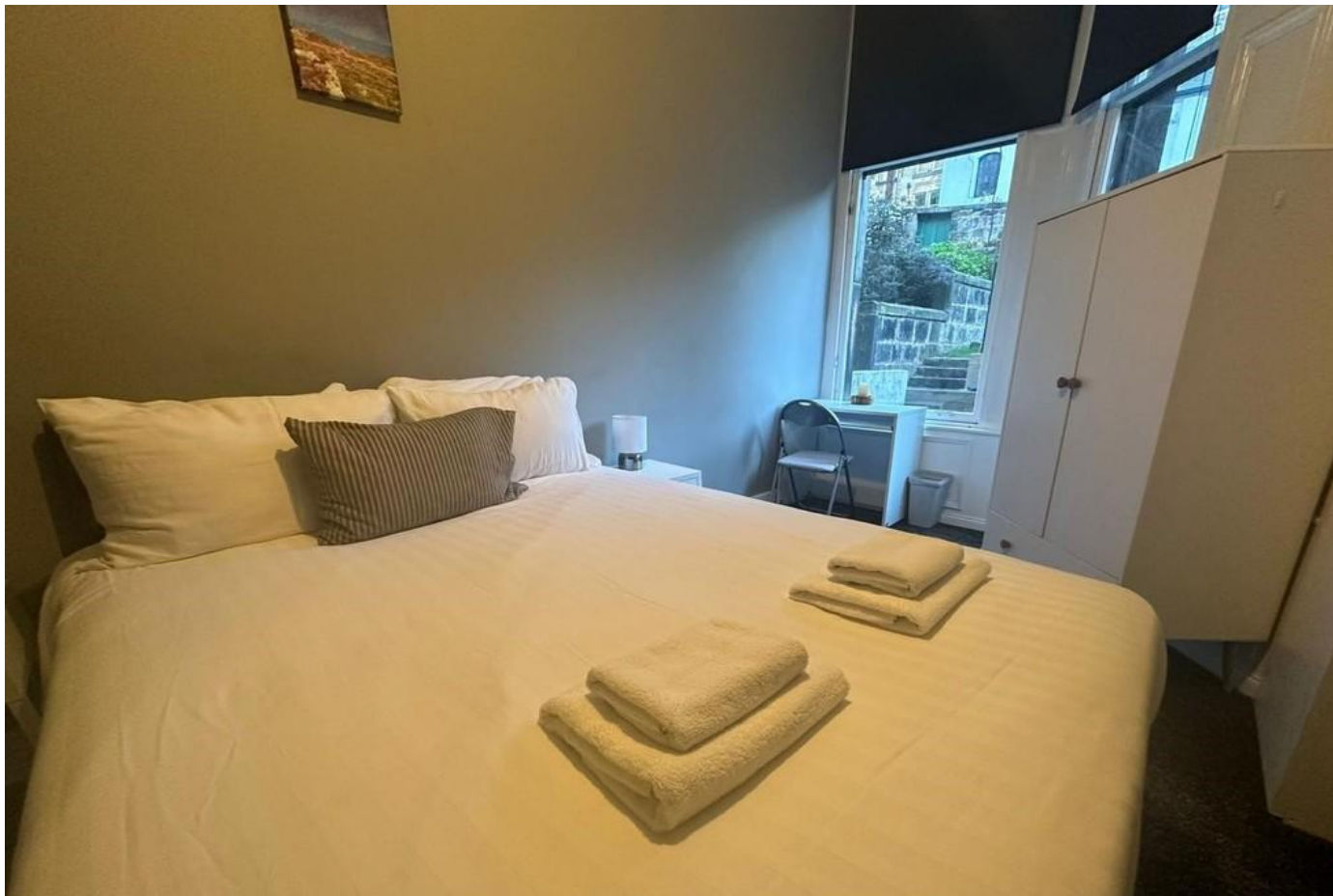




IVY





Offers Over £285,000

0/1

9 Athole Gardens

Dowanhill

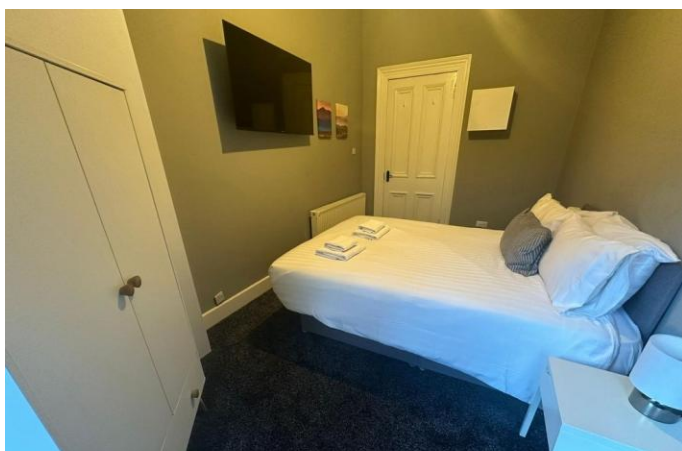
Glasgow

G12 9AZ

EPC Rating '72'

This beautifully presented traditional blonde sandstone tenement is located in the highly desirable Dowanhill area of Glasgow's West End. The property combines timeless architectural features with modern functionality, offering a perfect home for those seeking character and convenience in an excellent location.

Upon entering, you are welcomed by a homely hallway that sets the tone for the rest of the property. The heart of the apartment is the open-plan living area, which features stunning bay windows that flood the space with natural light. The elegant corning, feature fireplace, and seamless integration with the kitchen create a sense of both warmth and functionality. The fully fitted kitchen comes complete with all necessary appliances and ample cupboard space, providing everything needed for modern living. The main bedroom is bright and airy, with a charming corner window that adds character. There is plenty of space to comfortably accommodate a double bed and other furnishings. An additional room offers flexibility as a





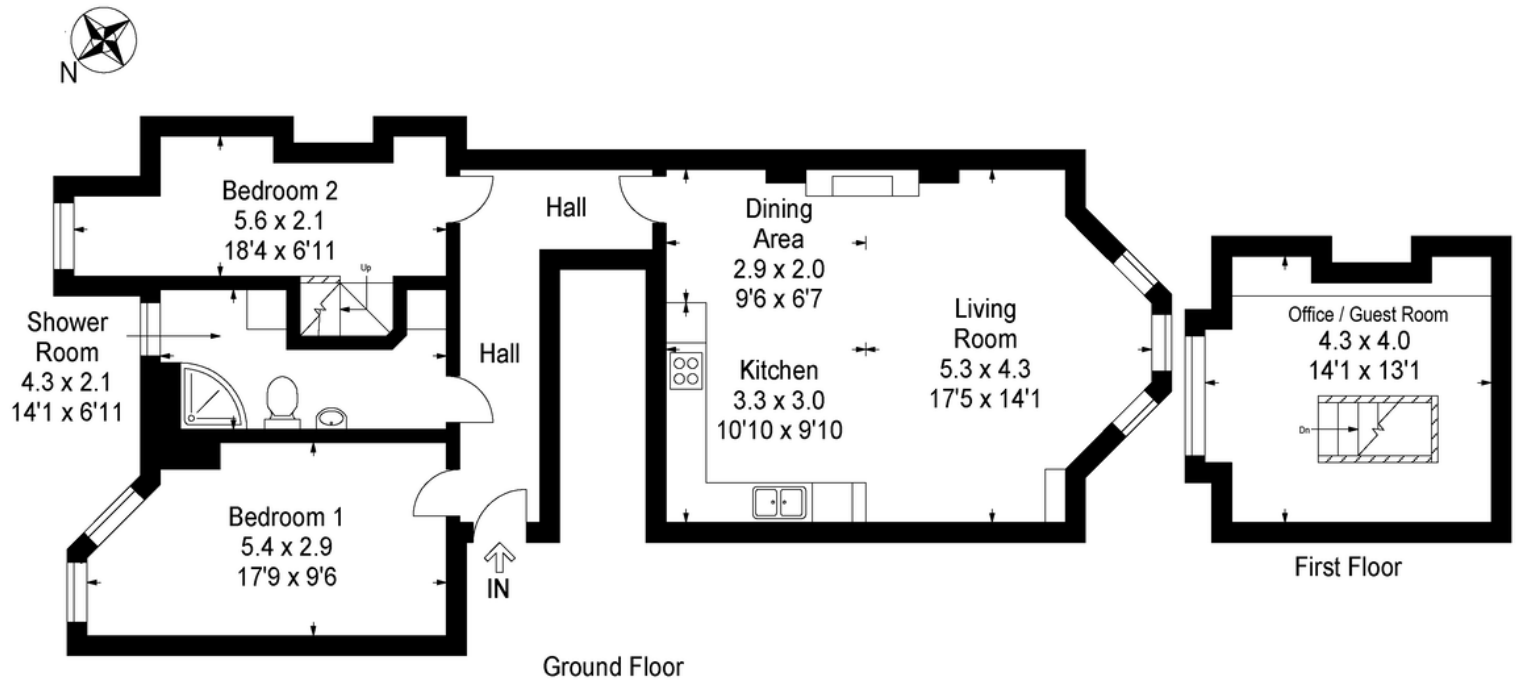
child's bedroom, home office, or guest space, making the home suitable for a range of different lifestyle needs. The stylish bathroom includes a contemporary three-piece suite and a luxurious walk-in waterfall shower, creating a spa-like atmosphere. A standout feature of the property is the floored loft, which offers additional living or storage space. This versatile area can accommodate a single bed, making it perfect for guests or as an extra room for a growing family. Externally, the property benefits from well-maintained communal garden grounds to the front and private to the rear, providing the ideal outdoor space for relaxation. The property also features gas central heating throughout, ensuring warmth and comfort year-round.



Situated just off Byres Road, the property is ideally placed to take full advantage of the vibrant West End lifestyle. Byres Road offers an excellent selection of shops, cafes, and restaurants, catering to a wide variety of tastes. Public transport links are superb, with multiple bus routes and Hillhead Subway Station just a short walk away, providing easy access to the city centre. The University of Glasgow is also nearby, making this property particularly appealing to academics and students alike. For nature lovers, the beautiful Glasgow Botanic Gardens are within walking distance, offering a tranquil escape in the heart of the city. With its perfect blend of classic charm, modern amenities, and prime location, this property offers an outstanding opportunity to enjoy life in one of Glasgow's most sought-after areas.







vistaBee IVY

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Tenure: Freehold

Council Tax Band:

Local Authority:

%epcGraph_c_1_355%



IVY Property

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.