



Beautiful end-terrace period home in West End location.

Ashton Road, Glasgow, G12 8SP

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Traditional, stone-built end-terrace in convenient West End location • 4 bedrooms • 3 bathrooms • Drawing room • Kitchen • Dining room • Utility room • Office/bedroom 5 • Private front and rear gardens • Parking for 3 cars

Local Information

Ashton Road sits at the core of the vibrant West End of Glasgow, next to Glasgow University and just 100 yards from Byres Road which provides a fantastic selection of high street shops including Waitrose, Marks & Spencer's food hall, Waterstone's, Oliver Bonas, and numerous local cafés and restaurants including Oran Mor, Sixteen, Little Italy and Spuntini. To the rear, Ashton Lane has the famous Ubiquitous Chip and Brel restaurants and the twin-screen Grosvenor Cinema. The property is superbly situated to take advantage of all that the West End has to offer, including close proximity to Hyndland which in the last decade has been transformed with quality restaurants, bars, cafés and boutiques. The locality provides first-class bus services via Great Western Road, University Avenue and Dumbarton Road to the city centre while Hillhead underground station and Partick train station are a short walk away. There is excellent private schooling at Kelvinside Academy, Glasgow Academy and the High School of Glasgow.

About this property

27 Ashton Road is a traditional, stone-built end-terrace in a convenient West End location. The accommodation spans three floors and has a natural flow,

offering superb versatility. The period features throughout are some of the best preserved of any house in the area. The beautiful tiled flooring, decorative corning in the drawing room and gold-painted spindles on the staircase to the first floor are of particular note. Above the staircase is a spellbinding cupola flooding the hallway and landing with natural light and making it an incredibly welcoming family home. The reception rooms are spacious and bright, no more evident than in the drawing room, which has full height sash-and-case windows. The kitchen and dining room are opened through, maximising the space. Wooden work surfaces with cupboards beneath and fitted wall cupboards provide ample storage space.

Upstairs sees three bedrooms and a family bathroom. Arguably one of the most ornate ceilings of any bedroom in the West End, the principal bedroom has a beautiful cornice and ceiling roses, a bay window and also benefits from an en suite shower room.

The lower ground floor has been utilised as a home office for a number of years but now doubles as an office, additional bedroom (4) and could be used as a self-contained unit, having its own shower room/WC, its own access from the rear garden and its own Ashton Lane address.



To the rear of the property is a spacious, fully enclosed private garden that also provides off-street parking behind an attractive new wooden sliding gate. The gardens are formed of lawn with a central path and gravel courtyard with purpose-made tables and bench seats.

The property is a well-balanced and historic snapshot of Glasgow offering comfortable family living whilst providing the holy grail of must-haves: a home office, off street parking and a private garden, all within a stone's throw of Byres Road.

Tenure

To be advised

Local Authority

Glasgow City Council

Energy Performance

EPC Rating = E

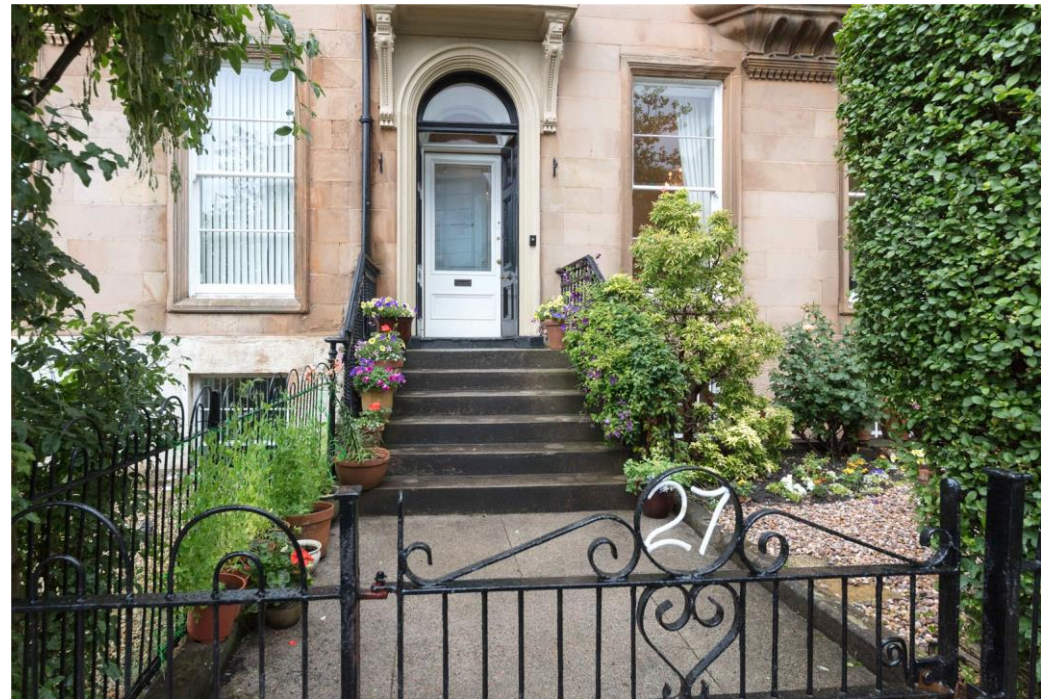
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office.

Telephone:

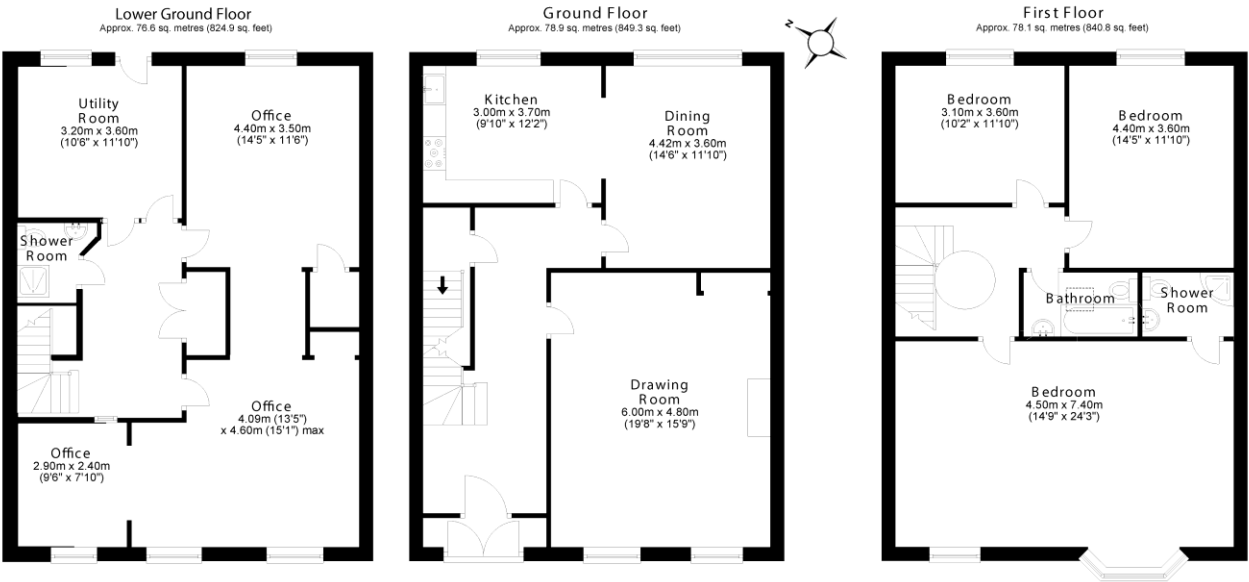
+44 (0) 141 222 5875.






Ashton Road, Glasgow, G12
Gross Internal Area 2514 sq ft, 233.6 m²

27 Ashton Road
Total area: approx. 233.6 sq. metres (2514.9 sq. feet)
For identification only. Not to scale. copyright JPI LtdGross Internal Area (approx)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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