



Exclusive full townhouse in Dowanhill with a private garden.

51 Dowanside Road, Glasgow, G12

Beautiful red sandstone townhouse in the West End's most desired area. An exceptional family home packed with stunning features and rare to market.

Glasgow City Centre 4 miles

Glasgow Airport 12 miles

4 bedrooms • 3 bathrooms • 4 reception rooms

Beautiful reception rooms with original period features

Superb home office

Recently installed Harvey Jones kitchen with walk-in larder and adjoining utility room

Private south-facing garden

Tenure: Freehold

Local Authority: Glasgow City Council, Glasgow

Energy Performance: EPC Rating = band D

Viewing: Strictly by arrangement with Savills.





Local Information

Dowanside Road nestles in the fashionable and prestigious Dowanhill area of Glasgow's West End. Situated to the west side of Byres Road, Dowanside Road is within easy access of first class commuting links and a wealth of amenities associated with this thriving area of Glasgow.

Examples of Glasgow's Victorian and Edwardian architectural heritage can be seen throughout the city although nowhere more prevalent than the West End. Over 100 years ago the burgeoning mercantile classes were attracted to the area's grand terraces, designed by architects such as Alexander 'Greek' Thompson, Charles Wilson, John Keppie, David Barclay and Sir John James Burnett. Today this affluent area attracts upwardly mobile professionals and families who can enjoy the ambience of city living at its best.

Dowanhill is within the catchment of reputable primary and secondary schools and approximately one mile from both Kelvinside and Glasgow Academies, which are renowned for their academic excellence. The West End is one of the cultural centers of Glasgow and affords a number of defining institutions including the Kelvingrove Museum and Art Gallery, Glasgow University, the Botanic Gardens, Gartnavel Hospital as well as the Kelvinhall Sports Centre and Transport Museum. Byres Road, widely regarded as the hub of the West End, offers a number of trendy bars, fine restaurants and shops and is the focal point of the annual West End Festival.

About the Property

51 Dowanside Road is a traditional red sandstone family home in the heart of the popular Dowanhill area of Glasgow's West End. These stunning houses are both striking in external appearance as well as being full of character and charm internally. Rich wood panelling, oak flooring, open fireplaces and a beautifully uncomplicated layout of grand reception rooms and generous bedrooms with the added benefit of a private garden make 51 Dowanside Road the perfect balance for modern family living. The enviable glass cupola floods the hallway and landing with natural light. Whilst the "Oriel" window in the drawing room and the full height sash and case windows throughout the property ensure that every room benefits from the same. The warmth the panelling brings to the property when teamed with decorative cornicing ensure that every room is comment worthy. Whilst the traditional elements are what defines this property, the modern touches and alterations, complete it. The creation of an open plan kitchen and informal dining area becomes the hub of the house and provides direct access onto the garden is a testament to the thought that has been applied.



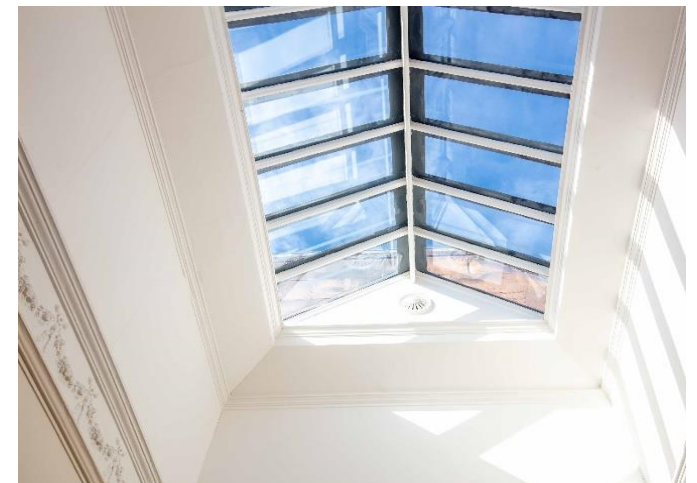


The kitchen itself is a beautiful hand-painted Harvey Jones kitchen with a central island with Silverstone worktops, twin Belfast sinks, induction hob, Bertazzoni oven and Miele dishwasher. An abundance of cupboards plus the presence of a walk-in larder ensures there is ample storage through out.

The ground floor sees the best of the reception rooms with arguably one of the finest home offices in the West End and a dining room with decorative ceiling, original fireplace with carved wooden mantle and beautiful panelled walls provides the perfect entertaining space.

The first floor sees four bedrooms on each corner of the landing. All generous rooms with a bright and spacious feel, a "Jack and Jill" shower room is shared between two bedrooms and a bespoke hand-built reading nook has been added to a further bedroom. A family bathroom with a traditional roll top bath and Fired Earth floor tiles complete the floor.

To the rear of the property there is a fully enclosed south-facing private garden surrounded by a wrought iron fence with planted borders and a central lawn.



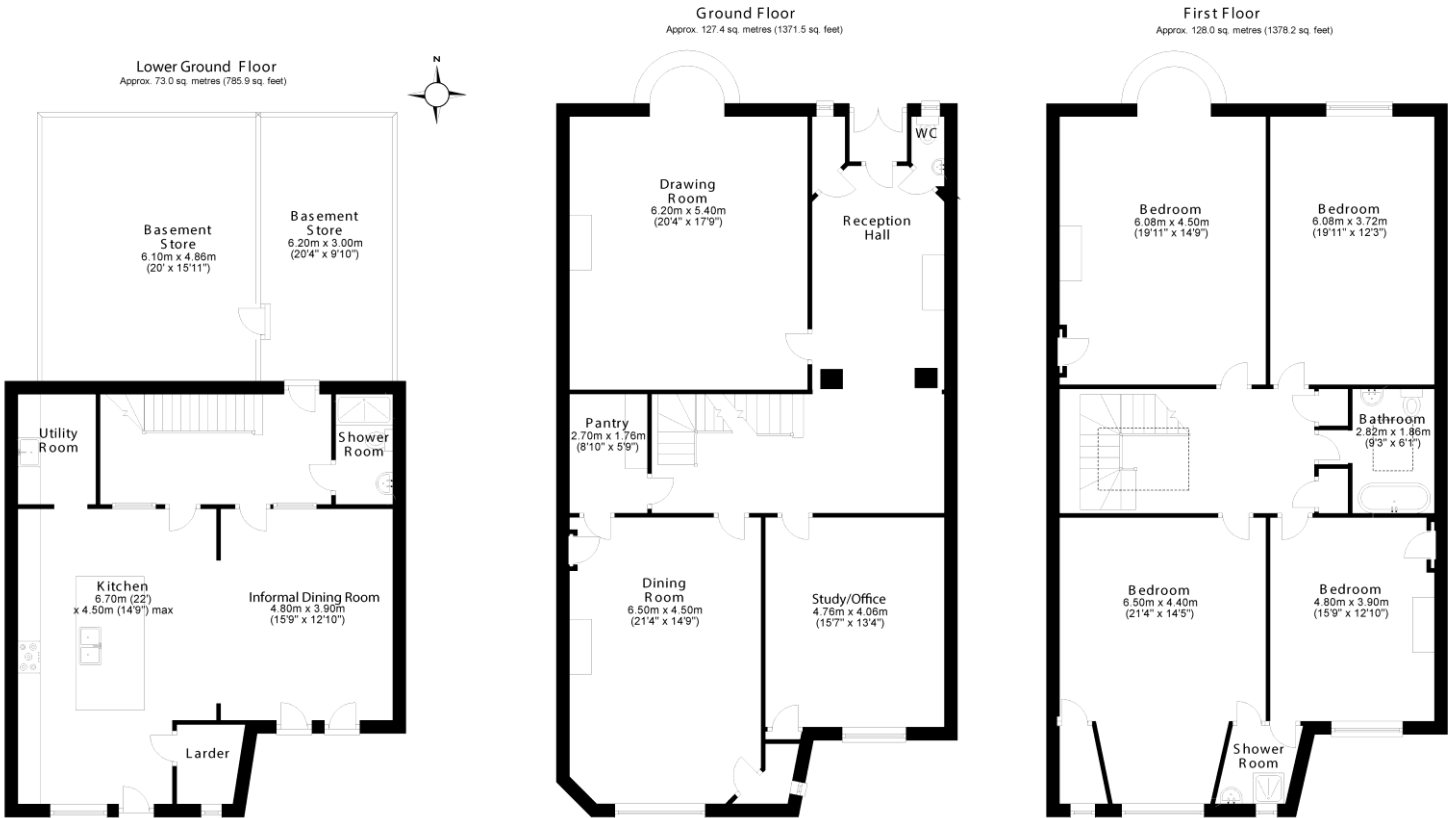


Dowanside Road, Glasgow, G12
Gross Internal Area 3535 sq ft, 339.1 m²

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51 Dowanside Road
Total area: approx. 328.5 sq. metres (3535.6 sq. feet)
For identification only. Not to scale. copyright JPI LtdGross Internal Area (approx)



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