



## Flat 2, 2 Athole Gardens

Glasgow | G12 9AY

walker laird

solicitors and estate agents



A luxuriously appointed first floor Conversion set within a handsome blonde sandstone former town house at Athole Gardens. The Grade B listed building was built circa 1880 and is located in the desirable Dowanhill district. The property enjoys access to and excellent open aspects over the residents' garden below.

The property is accessed via a well appointed communal hallway which leads to the three apartments in the building.

The accommodation is comprised of: Hallway complete with built in storage space; bay window Lounge including a fireplace with marble surround; modern fitted Kitchen incorporating an oven, microwave, gas hob, extractor, wine chiller, dishwasher and washer dryer; Bedroom complete with fitted wardrobes; and a four piece Bathroom with a modern white tub, w.c, pedestal basin and separate shower tray with mains shower.

The property retains many traditional features including detailed ornate cornicing. The specification includes: gas central heating and secure door entry.

To the rear there is an enclosed shared garden space.

Athole Gardens is ideally located within minutes walk of Byres Road and the rich variety of amenities on offer in the West End.



- Conversion in Former Town House
- Located in Dowanhill District of West End
- Grade B Listed Building Built Around 1880
- Wonderful Outlooks Over Residents' Garden

- Luxury Four Piece Bathroom
- Stylish Fitted Kitchen with Integrated Appliances
- Detailed Cornicing
- Secure Door Entry

## DIRECTIONS

Travel north on Byres Road, passing Hillhead Subway. Turn left onto Ruthven Street. Turn right onto Saltoun Street. Take the second left onto Athole Gardens. Number 2 is on the right.

## VIEWING

Strictly by appointment with selling agents, by calling 0141 886 5678

## OFFERS

All offers should be submitted to:  
10 Canal Street, Renfrew, Renfrewshire, PA4 8QD  
Telephone: 0141 886 5678

## 2 Athole Gardens, Glasgow

Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft

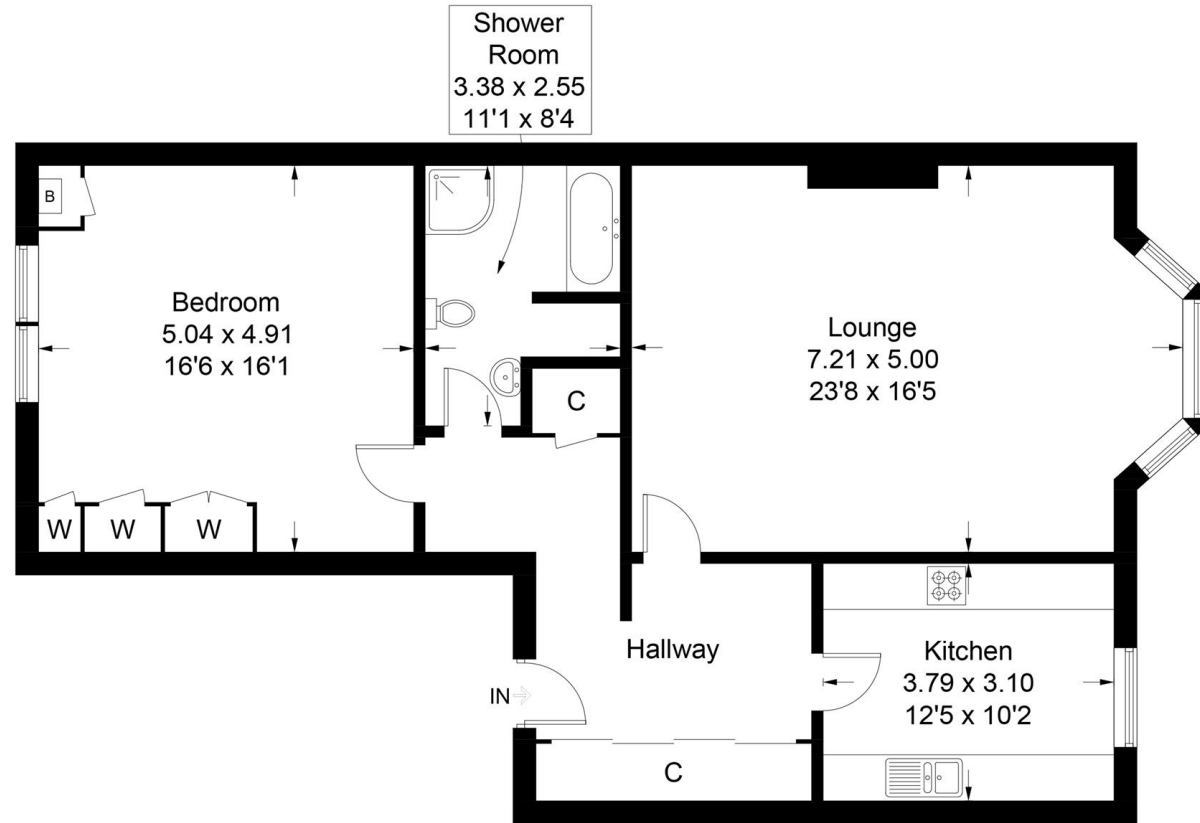


Illustration for identification purposes only, measurements are approximate, not to scale. (ID755402)

