





Offers Over £479,000

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9 Horselethill Road  
Dowanhill  
Glasgow  
G12 9LX

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EPC Rating '72'

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BEAUTIFULLY PRESENTED ELEVATED GROUND FLOOR MANSIONHOUSE CONVERSION WITH FABULOUS LARGER STYLE ROOMS SET IN SPECTACULAR MATURE GARDEN GROUNDS WITH PRIVATE PARKING AND ELECTRIC GATES. THE PROPERTY IS IDEALLY LOCATED IN THE LEAFY WEST END DISTRICT OF DOWANHILL WITH THE BOTANIC GARDENS AND BYRES ROAD ON IT'S DOOR STEP.



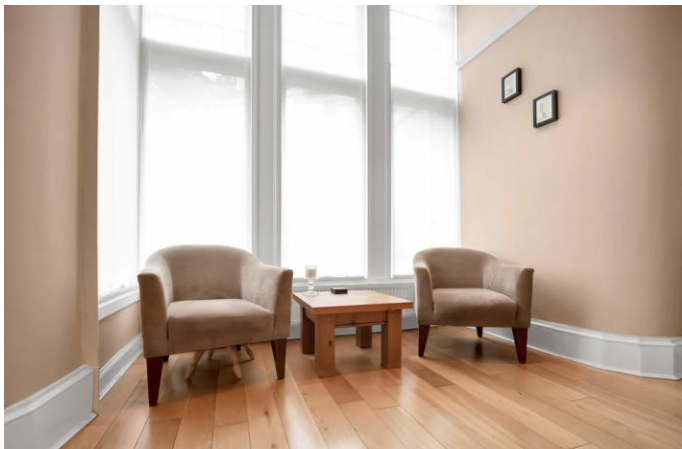
Locally there are unrivalled amenities with the world famous Botanic Gardens just 2 minutes' walk together with all the specialist shopping, cafes, delis, supermarkets, cultural venues and restaurants that nearby Byres Road has to offer including Waitrose, Waterstones, Oran Mor and the Ubiquitous Chip. Hyndland is also on your doorstep and offers an alternative selection of brunch venues together with bakeries, a butcher and a Sainsbury's local.



The green space in this area of Glasgow is hard to beat and is further accented by several open and private sports clubs including The Western Baths, The Western Tennis Club and Hillhead Sports Club.

end property.

The grounds are accessed via electric gates and there is private, allocated parking. The building is entered via the original front door and there is a modern security entry system. The communal hall is in impeccable order and the accommodation comprises; reception hall with "Tardis" style storage cupboard, stunning, larger style drawing room with period features, feature fireplace, hardwood floors and 3/4 height triple window formation, the dining kitchen is again impressive in size and features with a sizeable dining table for entertaining and a seating area in the bay window. There is a comprehensive provision of integrated appliances, including a Siemens coffee machine and all work surfaces are finished in granite and lit by task lighting. There are 2 excellent double bedrooms, with the master bedroom boasting an en suite shower room with a large opaque picture window to the front. The layout is completed by the 3 piece bathroom with whirlpool bath, over-bath shower and rear facing, opaque picture window.



This quintessential west end conversion will particularly interest those downsizing from larger properties as the room proportions are superb whilst there are fewer rooms to manage. The building is actively self-factored with regular gardening and maintenance in place. Properties of this style, finish and size are rare to the market and when combined with this location, the impressive communal areas, both inside and out, this truly is a unique opportunity to secure a fabulous west

Tenure: Freehold

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Council Tax Band F

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Local Authority: Glasgow City Council

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## IVY Property

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## Contact Us

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