



Flat 7, 6 Loudon Terrace  
Dowanhill, Glasgow West End | G12 9AQ

pattison&co



Offers Over £165,000



### **Flat 7, 6 Loudon Terrace, Dowanhill, Glasgow West End, G12 9AQ**

This charming top floor flat is presented to the market in the ever popular Dowanhill area of Glasgow's famous West End. The property is situated within a period blond sandstone Tenement building – the epitome of West End living. The property is less than one minute's journey to bustling Byres Road and will appeal to a wide range of buyers. The property enters by a bright and welcoming hallway giving access to all apartments. The spacious lounge area benefits from feature bay window allowing for maximum light exposure, and provides envious views of the West End and beyond. The bedroom provides ample space for a double bed and storage, and is also front facing to enjoy the tranquil views. The kitchen area benefits from wall and floor mounted cabinetry, white backsplash tiling and space for white goods. The bathroom benefits from a white three piece suite, full height white tiling and shower over bath. The property also has the desirable benefit of an exclusive attic space which has been floored and lined and a feature velux window (subject to planning). The property specification includes electric radiators, UPVC double glazing double hung sash and case windows and a secure communal entrance. The property's location is unmatched being a short distance from Glasgow's famous botanical gardens, a range of supermarkets such as Watitrose and Tesco, and is a short walk from Hillhead Subway Station connecting the property to Glasgow City Centre in less than 10 minutes.



All room measurements are taken at the longest and widest points and are approximate:-

Hallway: 2.37m x 2.00m

Living Room: 4.50m x 5.15m

Kitchen: 1.55m x 2.15m

Bedroom: 2.75m x 4.20m

Bathroom: 1.80m x 1.75m

Attic: 7.21m x 3.58m





## Loudon Terrace, Glasgow, G12 9AQ

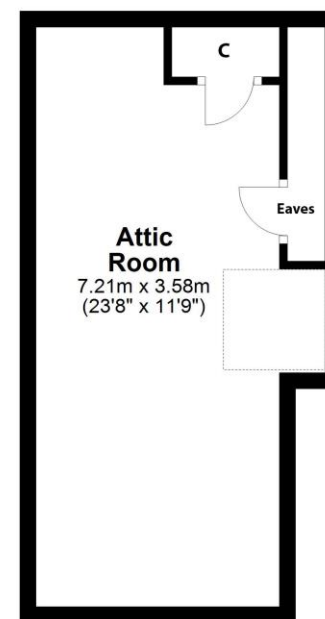
### Ground Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



### First Floor

Approx. 24.2 sq. metres (260.3 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	11	18

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 67.2 sq. metres (723.5 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.