




C O R U M

7 CLEVEDEN CRESCENT
KELVINSIDE



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7 CLEVEDEN CRESCENT, KELVINSIDE

5 | BEDROOMS 4 | BATHROOMS 3 | PUBLIC ROOMS

Designed by John Burnet Snr circa 1876, 7 Cleveden Crescent is a fabulous, eight apartment upper conversion overlooking the attractive residents' pleasure gardens and offers flexible accommodation, extending to circa 3600sq.ft (338sq.m). The property retains a wealth of period features, including decorative cornicework, fireplaces, beautiful wood panelling and period staircase, with ornate wooden balustrade, and has been fully renovated by the current owner.

On entering the property, the original staircase for the townhouse leads to a landing and an original butler's room with large laundry room off and a back door to the shared rear garden. The first floor has an impressive hallway with storage off, stunning living room, principal bedroom with stylish en-suite bathroom, a further bedroom, a family room/play room/gym, a stunning dining kitchen, situated to the front of the property and a beautiful shower room. There is also a fantastic study to the front over-looking the pleasure gardens. An internal staircase leads to the upper floor, where there are three further bedrooms, a stylish en-suite bathroom and an equally stylish shower room for guests/family.

Some notable additions by the current owners are; the kitchen was moved to the front of the building and benefits from a range of integrated appliances including; two Siemens ovens and induction hob on the large island, Quooker hot water tap, wine fridge, two fridge freezers, and the full kitchen was bespoke and designed by "The Wee Kitchen Shop" in Broomhill (who also designed the fantastic laundry room). The formal living room has been fully redecorated and the real fire has been reinstated. On the first floor, the principal bedroom and other rooms to the rear have new double glazing and the principle en-suite has Vado accessories and Ceramica Cielo sink/vanity unit.

The house is controlled by a Nest heating system, integrated home security, doorbell, thermostat and heat control, and CO2 and smoke detection. There are all new radiators throughout and the wiring has been upgraded.

In addition, the property benefits from access to residents' pleasure gardens and a rear garden shared with the lower conversion.



WE4431 | Sat Nav: 7 Cleveden Crescent, Kelvininside, Glasgow, G12 0PD

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.



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LOCAL AREA & AMENITIES

Kelvinside is an affluent district in the heart of the West End. It is situated north of the River Clyde and is bounded by Broomhill, Dowanhill and Hyndland to the south, with Kelvindale and the River Kelvin to the north. The district boasts some superb large Victorian villa and terraces, along with fantastic new build properties.

Kelvinside is well placed for a number of local shops and amenities, on both Hyndland Road and Byres Road, including cafes, delicatessens, restaurants and bars. The area is extremely popular with families, upsizers and downsizers alike, and there are a number of supermarkets in the area, including Marks & Spencer and Waitrose. Glasgow's Botanic Gardens are close by, offering green space and walks along the River Kelvin.

A bus service operates on Cleveden Road, Great Western Road and Hyndland Road, and there are railway stations at Kelvindale and Hyndland. There are also good road links to the City Centre, Glasgow International Airport, and beyond. The area is home to Kelvinside Academy, a private school situated on the corner of Kirklee Road and Bellshaugh Road, and there is also excellent local schooling as well.

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82 Hyndland Road, G12 9UT

Tel: 0141 357 1888 - Email: westendeng@corumproperty.co.uk - Fax: 0141 357 1188