



# THE PROPERTY

2 | BEDROOMS    2 | BATHROOMS  
2 | PUBLIC ROOMS

2/12 Belmont Crescent is a stunning two bedroom, top floor flat occupying a prime corner position with superb open aspects, and is located in the popular Kelvinbridge area. The building is initially entered via a secure entry system leading to a well-kept communal hallway with staircase leading to the top floor.

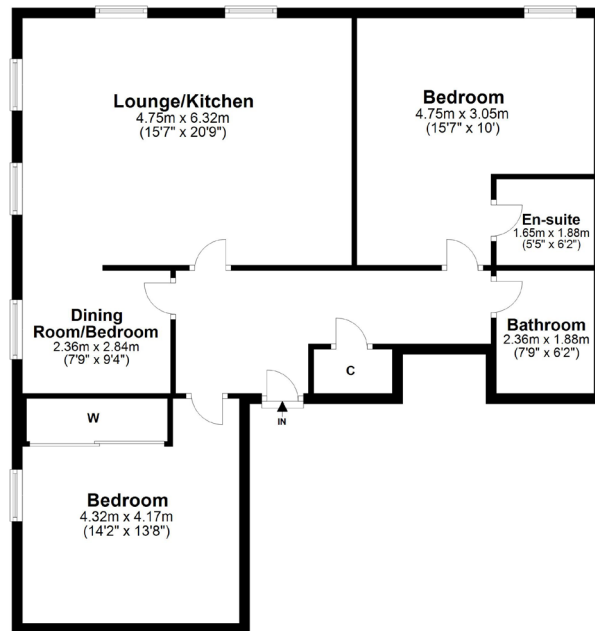
The internal accommodation comprises; a welcoming L-shaped reception hallway with storage cupboard off and a stunning dual aspect open plan lounge/kitchen, making it a fantastic entertaining space. There are two good sized double bedrooms, the master benefitting from an en-suite shower room, and the large second bedroom also has fitted wardrobes. The property has the added benefit of a separate dining room/home office with access from the hall and sliding door onto the lounge. This also could of course be used as a spare bedroom. Finally, there is a modern family bathroom with three-piece suite.

In addition, the property has gas central heating, double glazing and residents can access the central gardens for a small annual fee.

## Amenities

Kelvinbridge is close to Byres Road and Great Western Road which provides an array of excellent amenities including bars, restaurants, delicatessens, and retailers including Paesano Pizza, Cottonrake Bakery, Roots Fruits & Flowers, La Lanterna and Farrow & Ball. The River Kelvin Walkway, Botanic Gardens and Kelvingrove Park are also nearby.





WE4448 | Sat Nav: 2 Belmont Crescent, Kelvinbridge, Glasgow, G12 8EU

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

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)



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