



BELMONT

— W E S T —

1 LILYBANK GARDENS LANE
GLASGOW
G12 8FA

RESIDENCE 1



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BELMONT
— WEST —

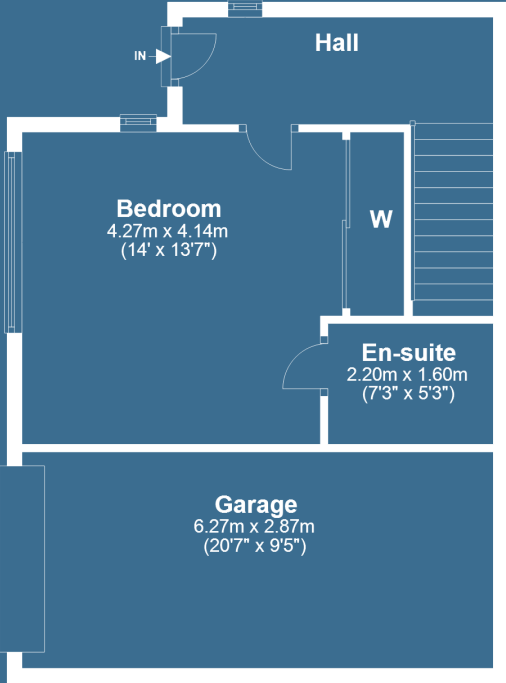


Residence 1

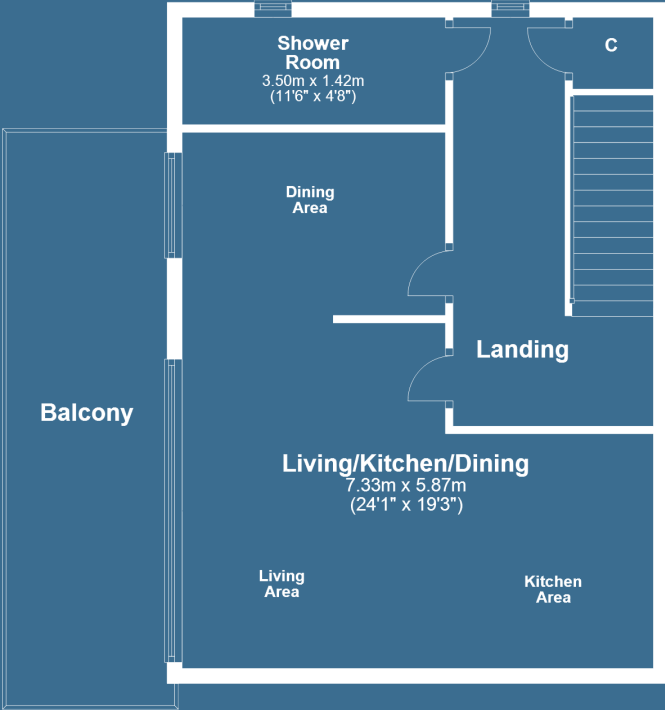
One Bedroom
Urban Home

Living/Kitchen/Dining Area	24'1" x 19'3"	7.33m x 5.87m
Master Bedroom	14'0" x 13'7"	4.27m x 4.14m
En-suite	7'3 x 5'3"	2.20m x 1.60m
Shower Room	11'6" x 4'8"	3.50m x 1.42m
Garage	20'7" x 9'5"	6.27m x 2.87m

Lower Level



Upper Level



Site Plan

The 21 apartments at Belmont West are split across six floors with lift access to each level. Externally the 2 semi-detached and 1 detached villas are located within the church grounds.

GR - Church Grounds

00 - Ground

01 - First

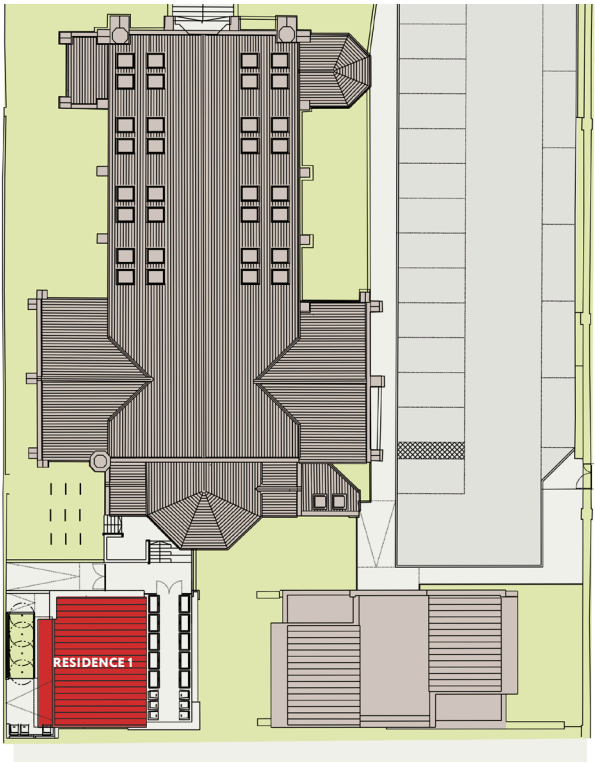
02 - Second

03 - Third

04 - Fourth

05 - Fifth

06 - Sixth





Description

Residence 1 is a stunning 1 bedroom detached villa spread over 2 floors situated on Lilybank Gardens Lane. Designed with truly contemporary living in mind, this executive home contrasts the classical design of the Church with a modern, Scandinavian feel using clean brickwork and wood cladding.

There is a modern open-plan living room / kitchen which is finished to an impeccable standard. The panoramic floor to ceiling windows bathe the property with natural light and extend out onto a south-west facing private balcony. Completing the first floor accommodation, there is a shower room. The bathrooms have underfloor heating, white sanitary ware, floor to ceiling Porcelanosa tiling and a heated vanity mirror.

The German Leicht kitchens, designed by award-winning Kitchens International, are individually fitted to suit the bespoke nature of this villa and includes state-of-the-art Siemens integrated appliances - a wine fridge, double oven, dishwasher, fridge freezer, washer dryer and electric induction hob.

The spacious master bedroom, located on the ground level, is complimented by extensive built-in wardrobes and an en-suite shower room.

This property also benefits from a single integrated garage with electric door access.



Glorious Style

The luxury and comfort you deserve.

- White elegant décor and clean lines throughout.
- Choice of Amtico flooring and carpets.
- Double glazed windows to let natural light flood in. °
- Leicht kitchens fitted by Kitchens International.
- Siemens integrated appliances.
- White sanitary ware with Porcelanosa tiling in bathroom and en- suite.
- Bathroom and en- suite underfloor heating.
- Wi-Fi and pre-wired for Satellite TV.
- Chrome ironmongery.
- Secure video entry system.
- Landscaped communal gardens.
- Private allocated parking with electric gate entrance.

All the imagery used are for illustrative purposes only and may not be reflective of the specific plot being advertised, nor do they form any part of a contract and final product may differ. Floor plans are accurate but are also subject to change.

° Original features and choices of finish are apartment specific and dependent on build progress. For more information, please liaise with your sales consultant at Belmont West.

Divine Character



Local Area

To many, Glasgow's West End is Glasgow's best end; an eclectic mix of art, culture and green space, a haven for cool delis, boutique shops and local trade, with just the right amount of restaurants, bars and classic pubs. Both inspiring and relaxing in equal measure.

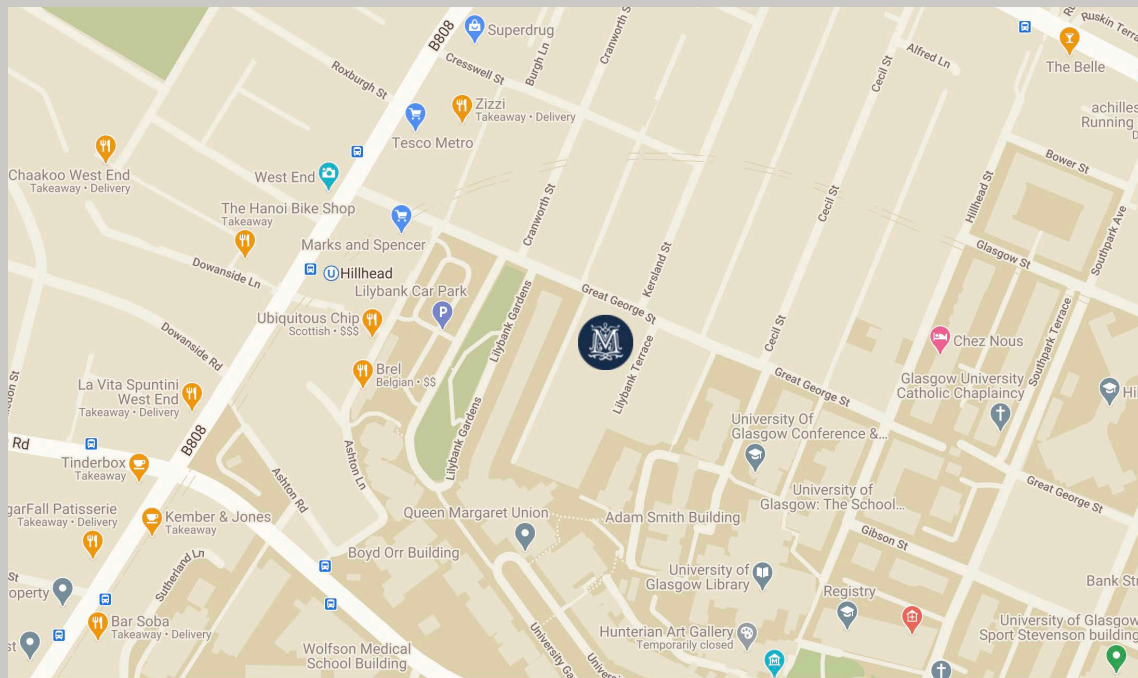
The West End is an area that's home to the UK's 4th oldest university, an area with direct transport links to our bustling business district and our other famous academic institutions, an area that's walking distance from the Hydro and the Scottish Event Campus (formerly the SECC).

It's a sanctuary in the city. Yet connected enough to be central to everything. Belmont West doesn't just

have direct underground, bus and taxi links to our bustling city centre, it's also walking distance from the Hydro and the Scottish Event Campus (formerly the SECC).

For those looking to travel further afield, you're only a short drive from our international airport, while Central station offers fast trains down to London.

Wherever you like to buy your groceries, you're perfectly placed at Belmont West. There are a number of smaller supermarkets nearby including M&S Simply Food, Tesco Metro and Waitrose. While larger shops such as Sainsbury's and Morrisons are only a 10-minute drive away.





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