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## 38 LANSDOWNE CRESCENT, KELVINBRIDGE

**3** | BATHROOMS    **11** | PUBLIC ROOMS

**38 Lansdowne Crescent is a magnificent, B listed four storey townhouse built circa 1855, situated in a sought after location in Kelvinbridge, enjoying an elevated position with attractive outlooks over treelined, manicured residents gardens.**

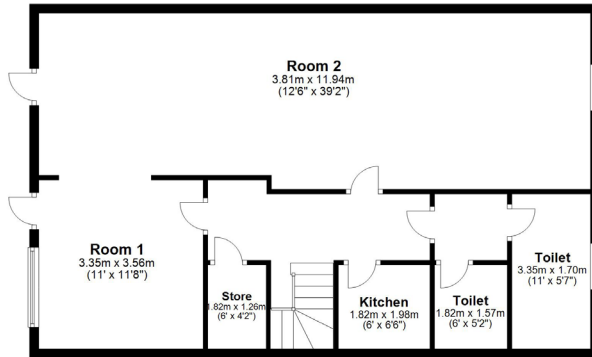
38 Lansdowne Crescent is a magnificent, B listed four storey townhouse built circa 1855, situated in a sought after location in Kelvinbridge, enjoying an elevated position with attractive outlooks over treelined, manicured residents gardens.

The property is currently in commercial use and a full planning application for residential use has been submitted.

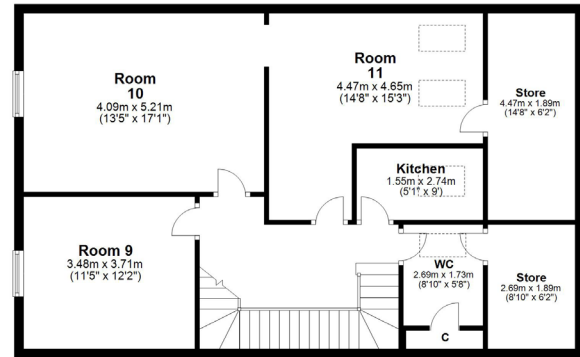
The generous accommodation retains a wealth of period features and offers an exciting opportunity to redevelop this townhouse into a beautiful, family home. The internal accommodation comprises; an imposing reception hall with original staircase, leading to the four different floors and eleven principal rooms, two kitchens, three WCs and three storerooms. The property also benefits from gas central heating and double glazing.

To the rear of the property, there is a private, fenced off garden area and store room, and a shared area allowing access to the lane. The property also benefits from communal residents pleasure gardens to the front.

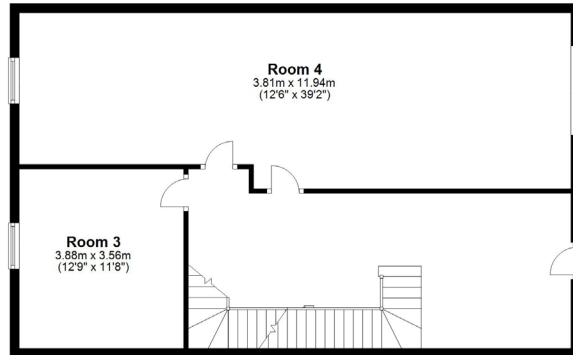
Lower Ground Floor



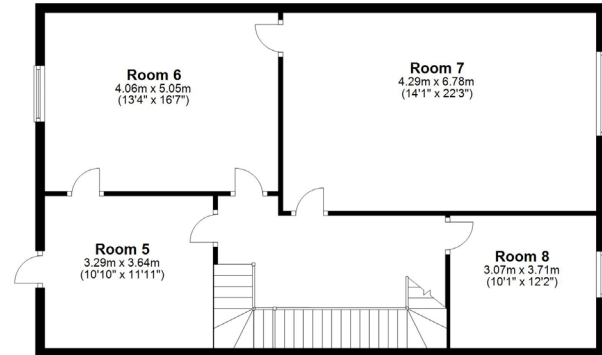
Second Floor



Upper Ground Floor

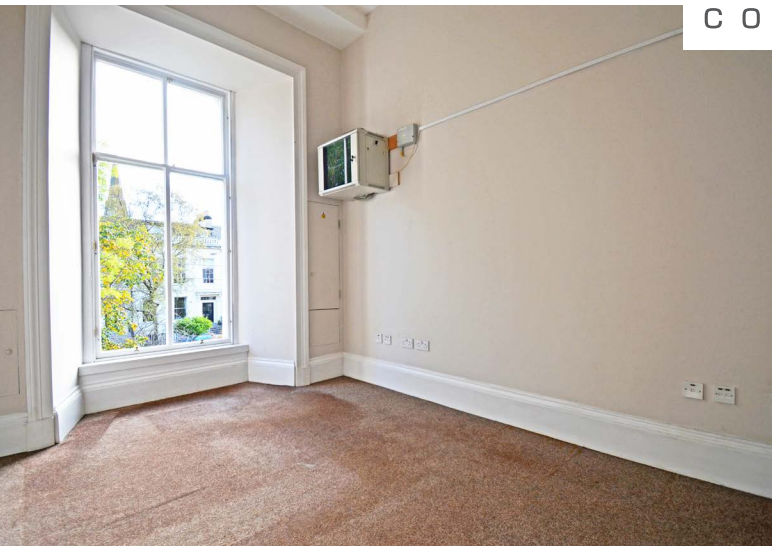


First Floor





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## **LOCAL AREA & 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.

Good public transport is available with a choice of Kelvinbridge underground station, railway and bus routes to Glasgow City Centre and beyond.

There is private schooling available on Great Western Road at Glasgow Academy, and a number of excellent local primary and secondary schools. Glasgow University is situated on University Avenue, just off Byres Road, and provides world class further education.

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