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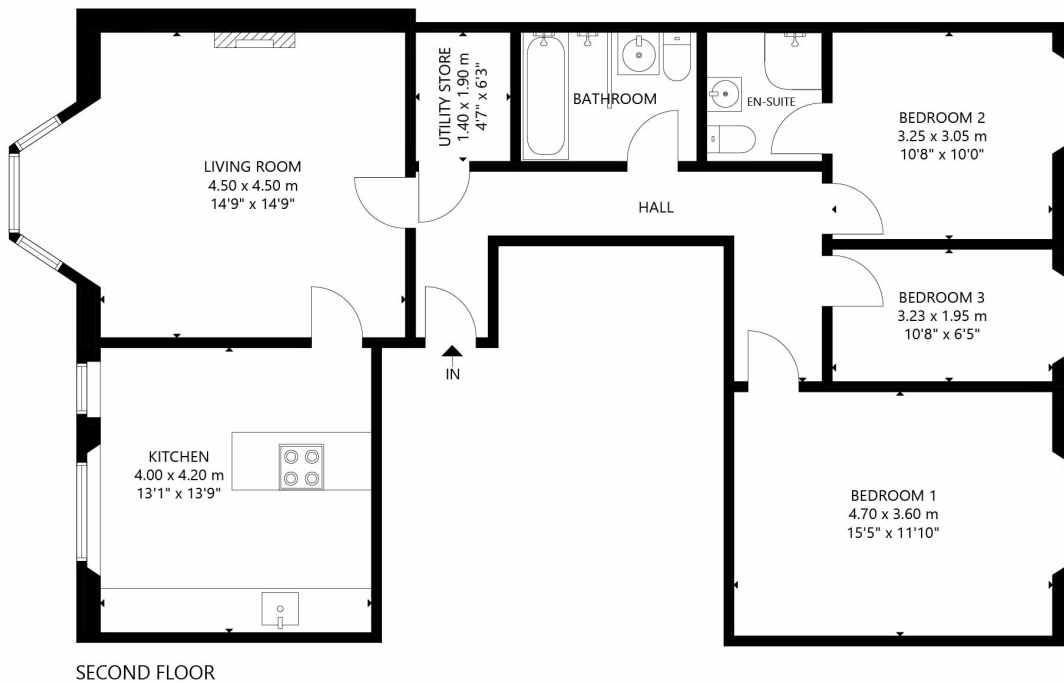
## 2/1 7 KIRKLEE TERRACE, KELVINSIDE

**3 | BEDROOMS   2 | BATHROOMS   1 | PUBLIC ROOM**

**Designed by Charles Wilson circa 1845, Kirklee Terrace is one of the West End's most sought after and rarely available addresses. Occupying a prime, elevated position within a classic 'A' listed blonde sandstone terrace, the apartment enjoys south facing views across the West End. Kirklee Terrace has on-street parking, residents pleasure gardens, and a private gate which provides the owners with exclusive, direct access to the Botanic Gardens.**

The property has a beautiful and welcoming residents' communal hallway, with a sweeping staircase leading to the upper floors. The recently refurbished internal accommodation comprises: reception hall, stunning bay windowed living room with focal fireplace, a beautiful modern dining kitchen, stylish family bathroom with separate walk in shower, three bedrooms including one en-suite and a convenient utility/cloak room. The apartment benefits from a wealth of period features, including decorative cornice-work and original wooden shutters. The property also comprises an upgraded central heating system, including new gas boiler, Hive smart heating controls and column radiators throughout.

The property boasts a highly sought-after garden to the rear, shared between the residents of the original townhouse. The peaceful outdoor space contains a pleasant seating area, mature shrubbery and a well-maintained lawn, and enjoys the summer sun throughout the day.



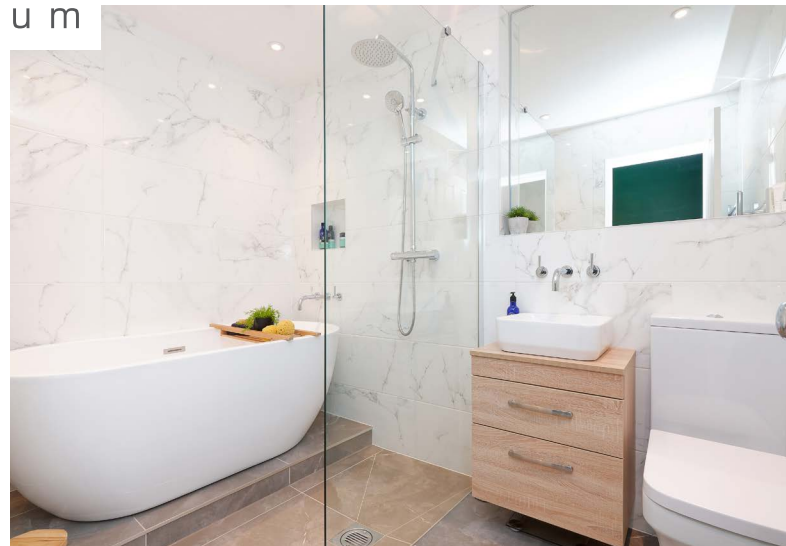
**WE4487 | Sat Nav:** 7 Kirklee Terrace, Kelvinside, Glasgow, G12 0TQ

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 Clevedon 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.

For The Full Home Report Visit:

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