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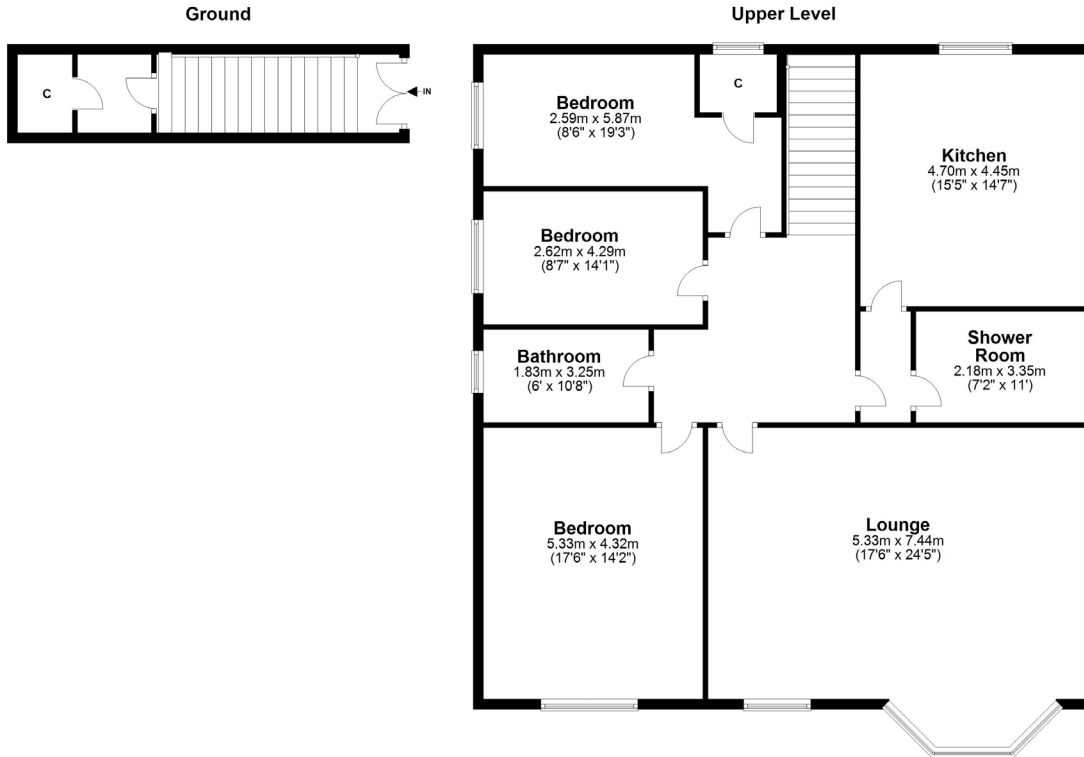
10A KIRK LEE ROAD, KELVINSIDE

3 | BEDROOMS 2 | BATHROOMS 1 | PUBLIC ROOM

10A Kirklee Road is a magnificent three bedroom, upper conversion with private rear garden, situated within a handsome blonde sandstone villa. The property has beautiful enhancing period features throughout and is located in an extremely sought-after, residential address in the West End.

Entered via a main door to the side, with stairs leading up to the first floor, the internal accommodation comprises; a large welcoming reception hall with storage cupboard, a magnificent oriel bay windowed living room with feature fireplace, large dining kitchen perfect for family entertaining and three excellent sized double bedrooms. There is a fabulous, fully tiled main bathroom and a further shower room/WC completes the accommodation on offer. The property boasts plentiful space and a flexible layout, that is sure to appeal of a wide array of buyers.

The property has gas central heating, beautiful period features, a private enclosed rear garden and shared driveway with private garage.



WE4497 | Sat Nav: 10 Kirklee Road, Kelvinside, Glasgow, G12 0ST

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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