

25

CLEVEDEN GARDENS

KELVINSIDE



c o r u m

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5 | BEDROOMS
3 | BATHROOMS
4 | PUBLIC ROOMS

25 Cleveden Gardens is a magnificent, nine apartment blonde sandstone villa, set within beautiful mature garden ground, in a charming tree lined street in the heart of Kelvinside. The generous, flexible family accommodation, extending to over 3900 sq.ft, retains a wealth of period features, including leaded glass, ceiling cornicing and wood paneling.

The stylish interior offers an imposing L-shaped reception hall, bay windowed lounge with focal fireplace and double doors into a separate sitting room. On the ground floor, there is also a dining room, family/TV room, dining kitchen with utility room off, cloakroom with WC and shower room. On the first floor, there are five good sized bedrooms, with the principal bedroom benefitting from a bay window and access to a Jack & Jill en-suite shower room. There is also another family bathroom on this level.

The property also benefits from gas central heating, and externally, there is a driveway and garage. Beautiful mature gardens surround the property, with a wall and well-maintained hedge and tree screening. Additionally, there is a covered patio to the rear and mainly laid to lawn garden with decorative boarders, plants and shrubs.





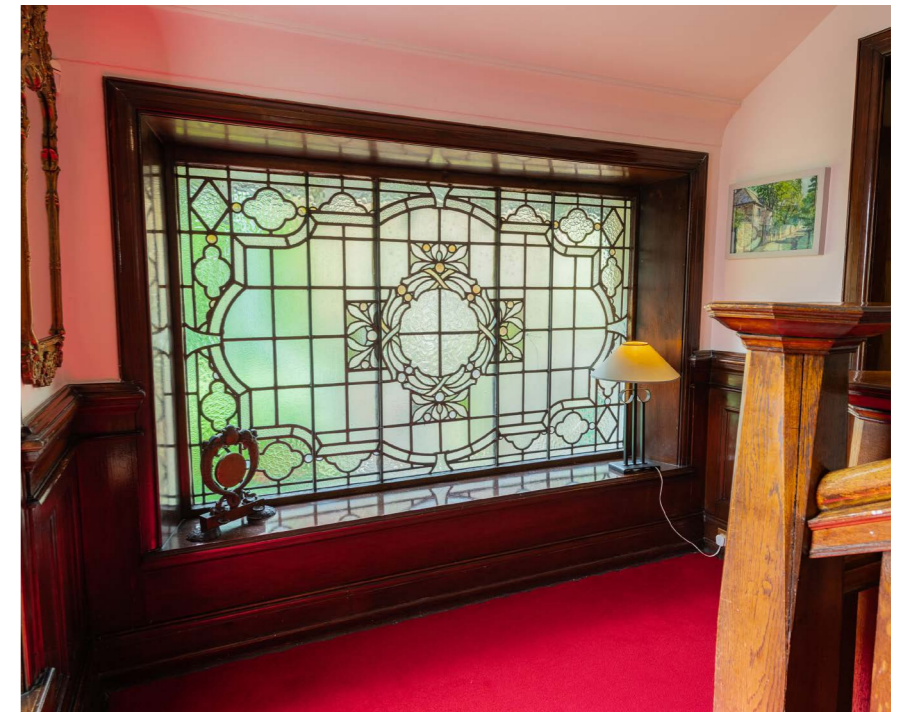


















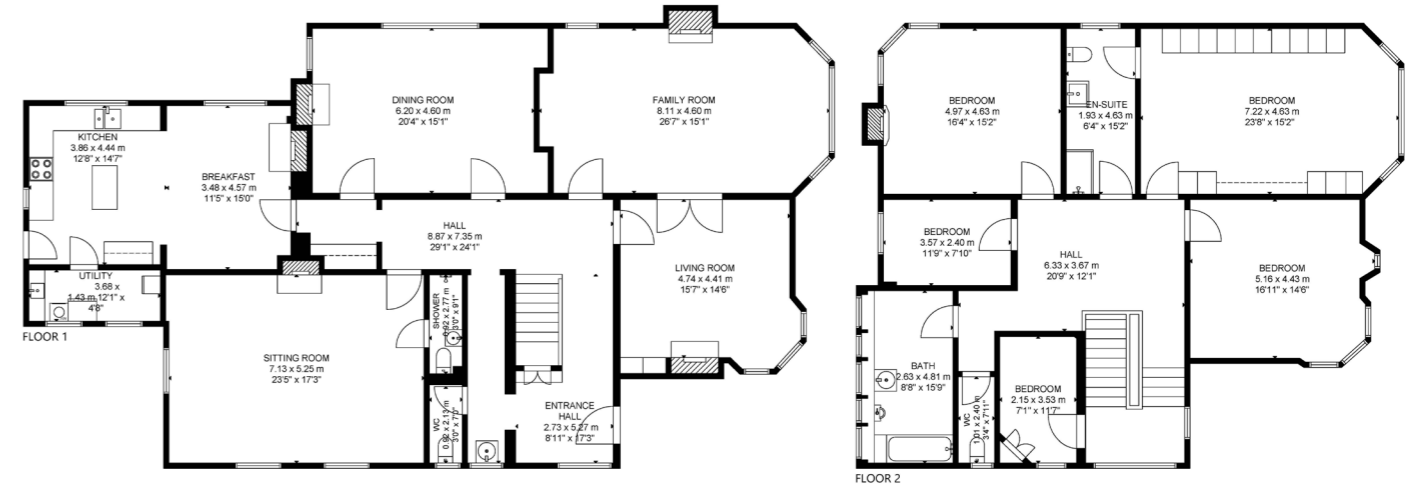












Local Area

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, Downhill 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.

WE4556 | Sat Nav: 25 Clevedon Gardens, Kelvinside, Glasgow, G12 OPU

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





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