



**FLAT 1 42 LANSDOWNE CRESCENT**

**KELVINBRIDGE**

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2 | BEDROOMS

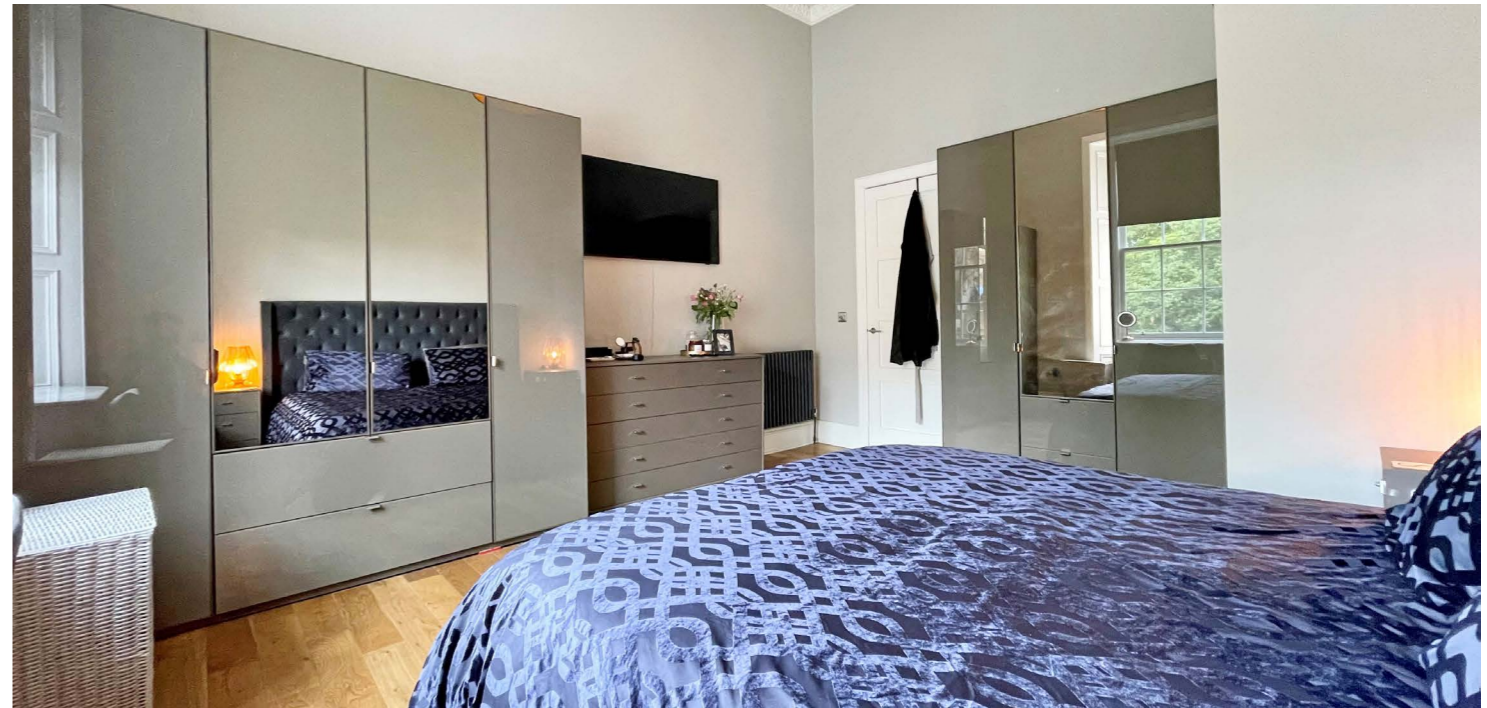
1 | BATHROOM

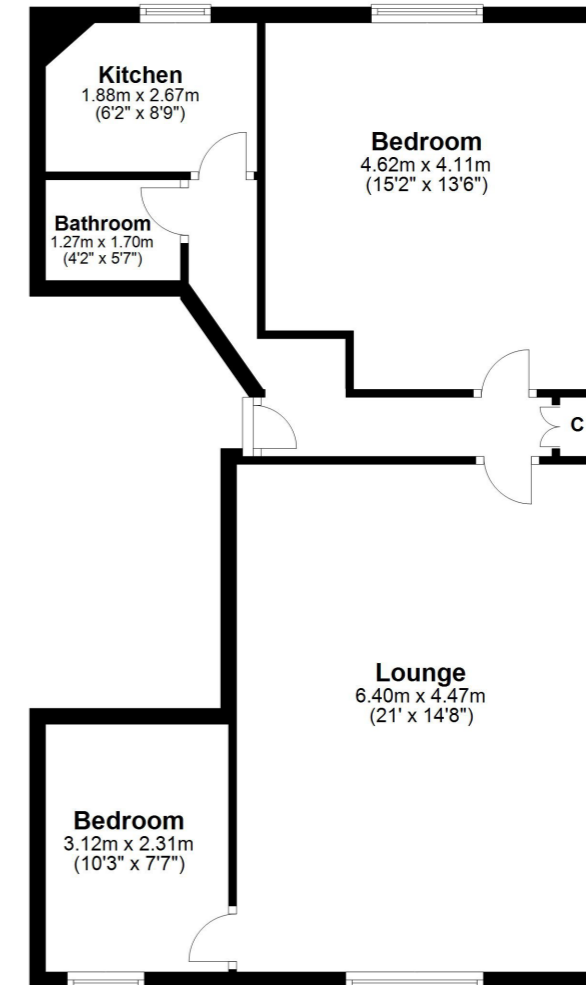
1 | PUBLIC ROOM

**Flat 1 42 Lansdowne Crescent is an excellent two-bedroom, first floor flat situated within a sandstone townhouse conversion in the sought-after Kelvinbridge, enjoying an elevated position with outlooks over treelined, manicured residents' gardens.**

Entrance to the building is via an immaculate communal residents' hallway. The property is situated on the preferred first floor and the internal accommodation comprises; welcoming reception hall with storage cupboard off, stunning bay windowed sitting room with feature fire surround, beautiful cornicework and views across the residents' gardens, and a modern kitchen. There are two generous sized double bedrooms and finally, a modern shower room with WC completes the accommodation on offer.

The property has gas central heating, well presented residents' communal hall and communal residents' pleasure gardens to the front. On street parking permits are available via request to Glasgow City Council.





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.

**WE4583** | Sat Nav: 42 Lansdowne Crescent, Kelvinbridge, Glasgow, G20 6NH

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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



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