



9C LANCASTER CRESCENT

KELVINSIDE

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Situated in the beautiful Kelvinside district, one of Glasgow's most desirable locations, is No. 9 Lancaster Crescent. Built circa 1898 and designed by architect J L Cowan, this magnificent property benefits from beautiful communal areas and spacious accommodation.

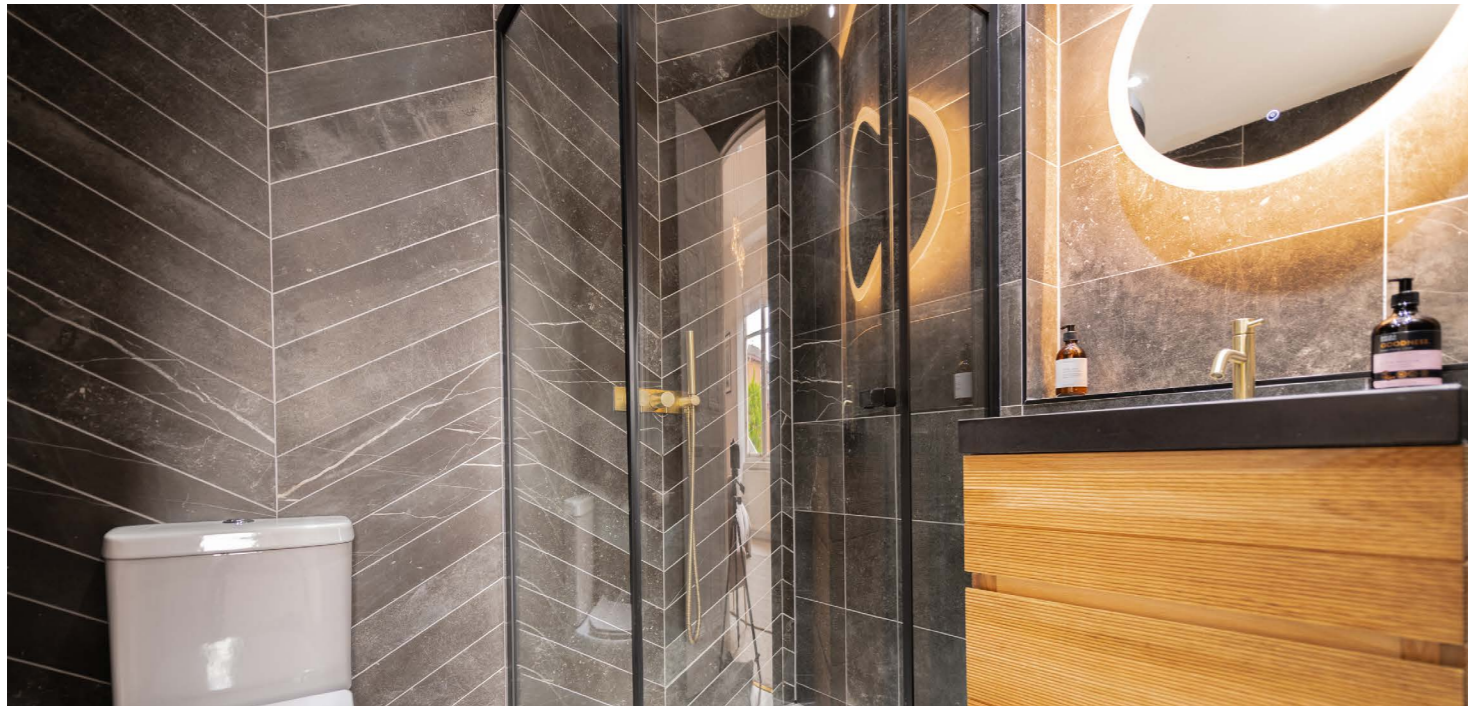
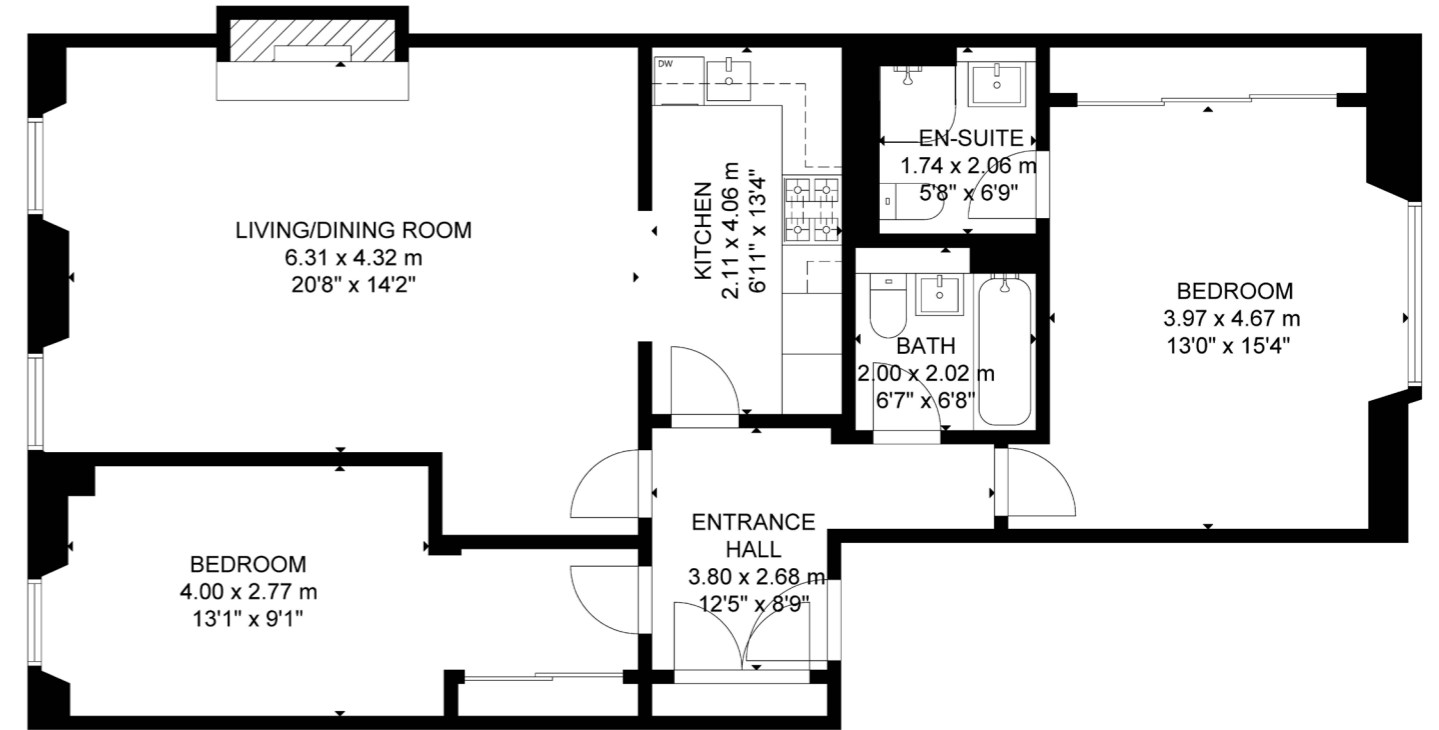
The first floor property has been lovingly renovated and upgraded by the current proprietors and the accommodation benefits from a welcoming reception hall and stunning sitting room, with feature gas fire and decorative cornice work and a galley style, semi open plan kitchen off. There are two excellent sized bedrooms, both with fitted wardrobes and the principal also benefitting from a stunning en-suite shower room. Finally, there is an equally stylish family bathroom off the hall.

The property has some beautiful hardwood flooring, gas central heating, residents parking to the rear and free on street parking.









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.

WE4585 | Sat Nav: 9C Lancaster Crescent, Kelvinside, Glasgow, G12 0RR

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



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