



40 LEICESTER AVENUE

KELVINDALE

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4 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

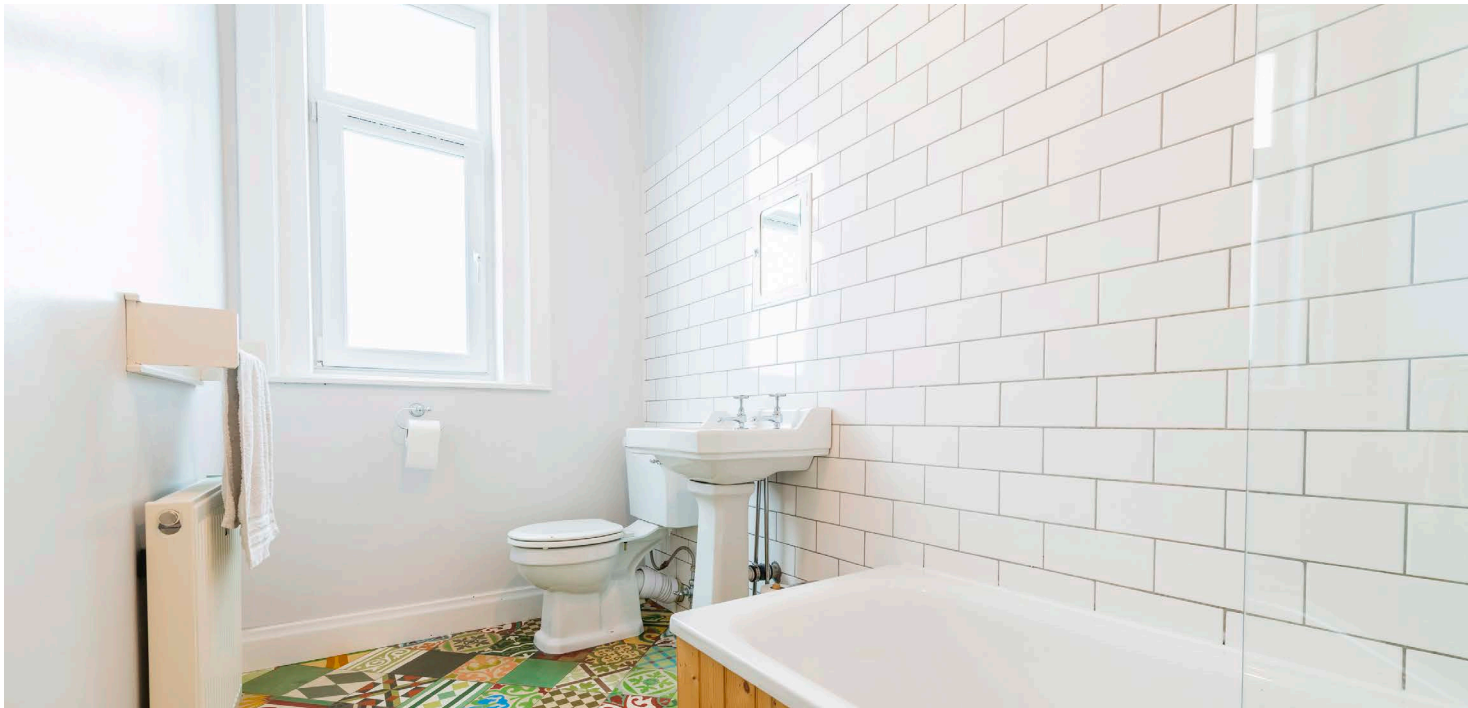
40 Leicester Avenue is a magnificent and rarely available, four bedroom detached house with an immaculate private terraced rear garden, complete with home office/gym. The property is located in the highly sought after Kelvindale area, ideally located to access a wealth of local amenities and transport links.

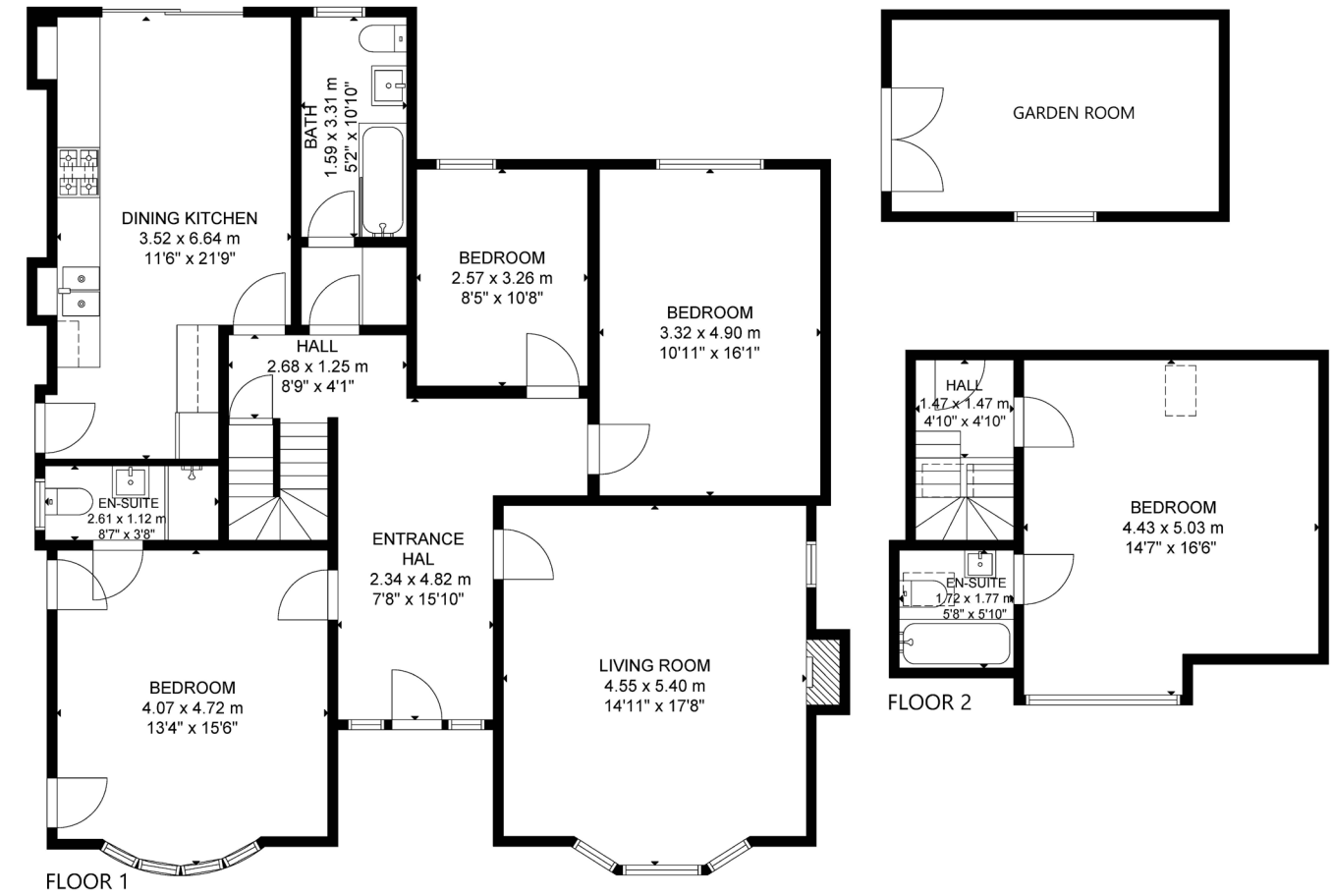
The house is situated on a commanding elevated position with well-kept trees and shrubbery to the front and the expansive internal accommodation is formed over two levels. The lower comprises of; an entrance vestibule, large welcoming reception hall, spacious lounge with feature fireplace and to the rear, is a fabulous family dining kitchen with patio doors leading to the enclosed rear garden. There are also three excellent sized double bedrooms on this level, one benefitting from an ensuite shower room, and a modern family bathroom with shower over bath. Upstairs, there is another very spacious bedroom with stylish ensuite completing the accommodation on offer.

One of the property's most appealing features is its south east facing rear garden, that has been landscaped to provide several different areas for entertaining and outside dining and as previously mentioned, there is a fully insulated home office/gym with power, water and internet supply. In addition, the property also benefits from double glazing, gas central heating, a driveway to the rear for off street parking with access to power, and on street parking to the front.









Kelvindale is a popular district in the West End of the city. Kelvindale shares the postcode G12 with the neighbouring districts of: Kelvinside, Hillhead, Hyndland and Dowanhill. The area is characterised by traditional interwar housing, formed of tenements and semi-detached houses, and is extremely popular with young families due to excellent schooling at Kelvindale Primary and Cleveden Secondary School.

Many of the street names in the area are named after places in England. These include Colchester Drive, Beaconsfield Road, Manchester Drive, Leicester Avenue, Northampton Drive, Southampton Drive and Weymouth Drive. A few are also named after Scottish place names, including Grandtully Drive and Fortingall Avenue.

WE4587 | Sat Nav: 40 Leicester Avenue, Kelvindale, Glasgow, G12 0LU

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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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