



12 NOTTINGHAM AVENUE

KELVINDALE

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

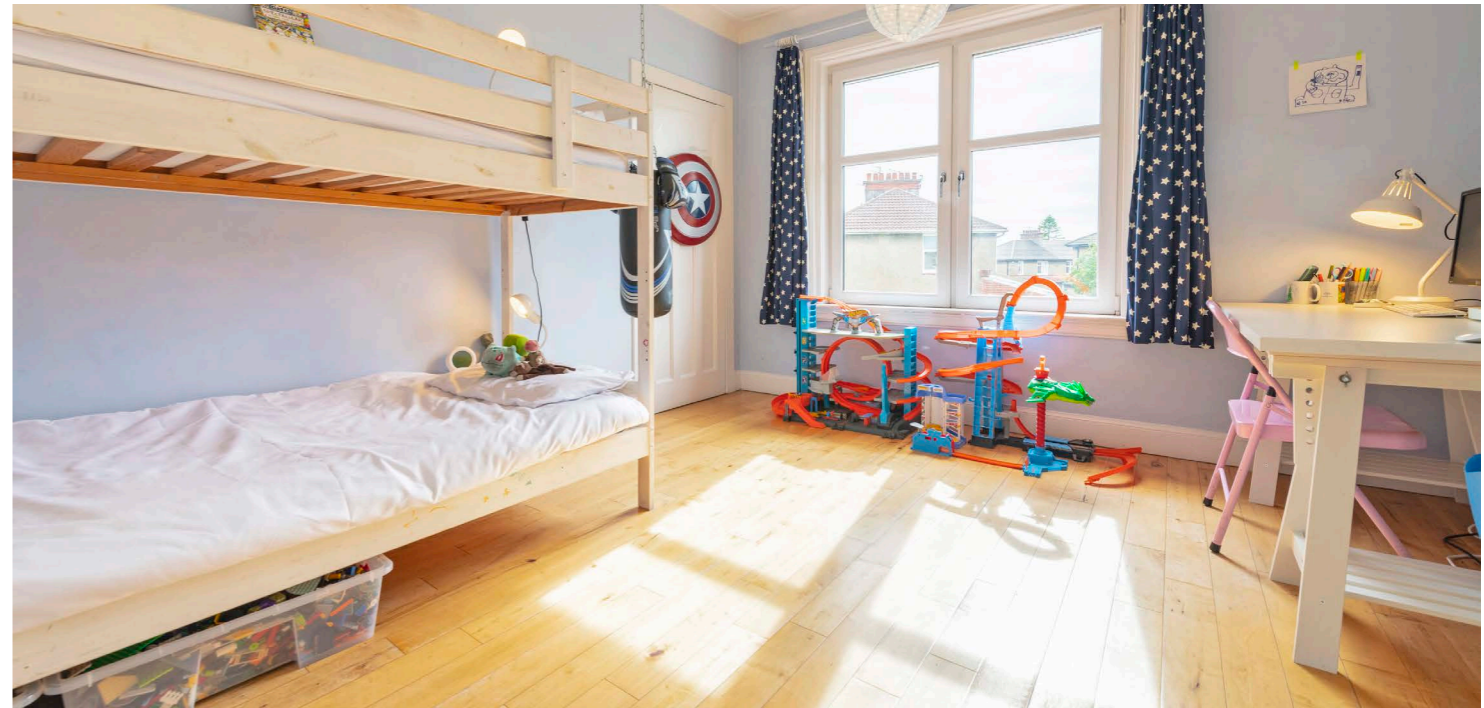
12 Nottingham Avenue is a fantastic family home in the heart of Kelvindale. The property has been lovingly upgraded over the years by the current owner and offers flexible living space for families.

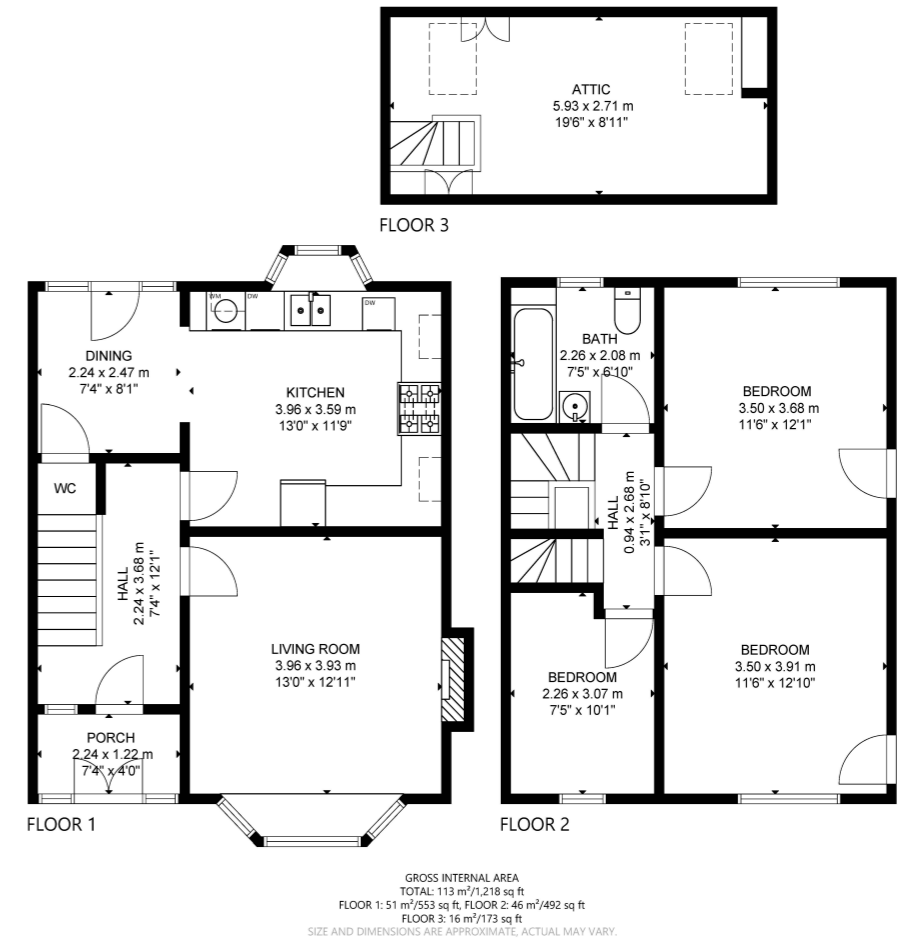
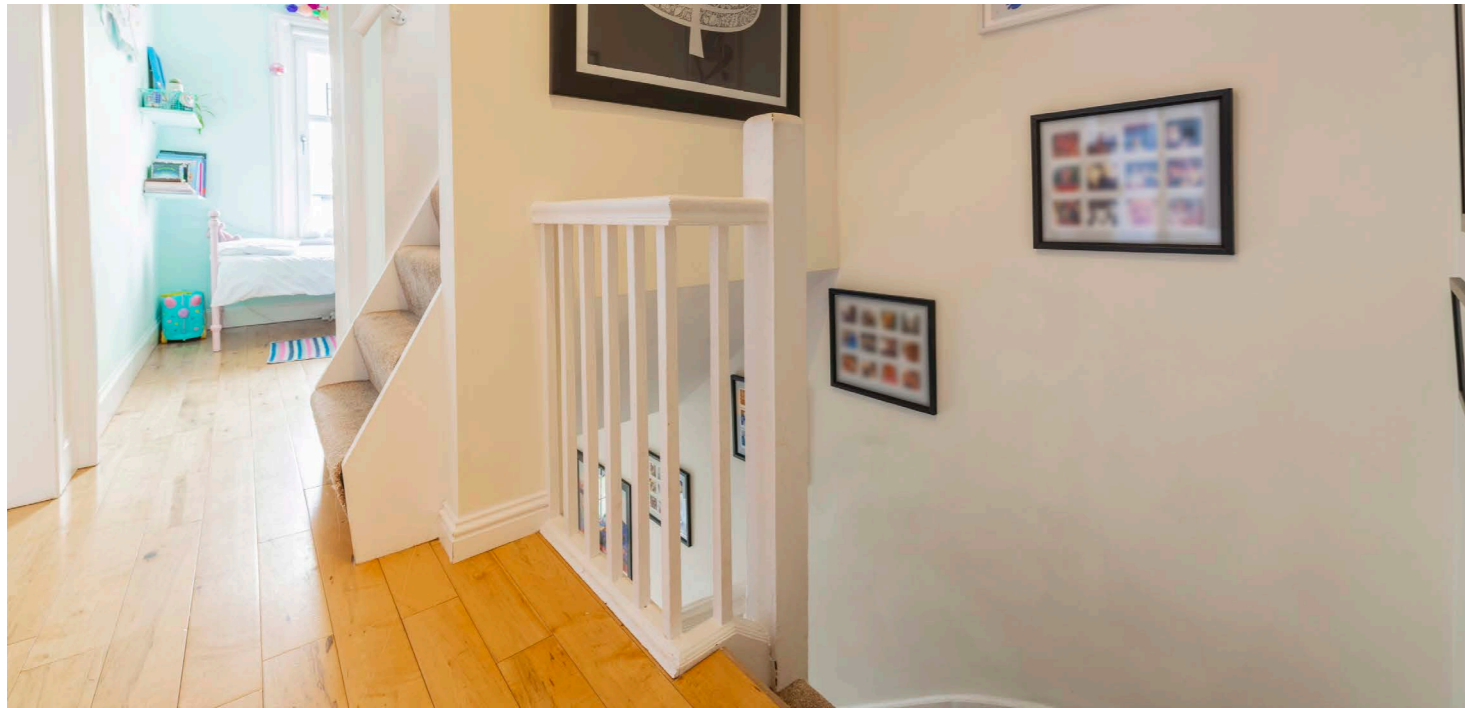
The accommodation comprises; entrance vestibule, welcoming reception hall with spacious bay windowed lounge and a fantastic, dining sized kitchen with direct access onto the landscaped back garden, which also has space to park a car and has an electric charge point. There is also a WC on this level. Upstairs, there are three well-proportioned bedrooms, and family bathroom, as well as a floored attic space with ample eaves storage.

In addition, the property is double glazed, and particular note should be made to the original stained-glass windows in the lounge, that have been restored and encased within the double glazing. There is gas central heating and a private front garden as well. To the rear, there is an external hot water tap and direct access onto the resident's lane. There is a wonderful community feel in Kelvindale and in particular on Nottingham Avenue, a lovely location for children to grow up and Kelvindale Primary is hugely popular among the residents.









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.

There are a number of local amenities to be found on Cleveden Road including the popular 111 by Modou (formerly 111 by Nico) restaurant, with a wider selection of shops and amenities on Hyndland Road, Byres Road and at Anniesland. Bus services operate on Cleveden Road and Great Western Road, and there are railway stations at Kelvindale, Hyndland and Anniesland.

WE4624 | Sat Nav: 12 Nottingham Avenue, Kelvindale, Glasgow, G12 0LF

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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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