

RAVELSTON

994 GREAT WESTERN ROAD, KELVINSIDE



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Ravelston is a magnificent, B-listed detached villa occupying a prime elevated position in Kelvinside, set back and screened from Great Western Road by mature trees. It was originally designed by John Gordon circa 1875 and extended with a Gothic Tudor influence in 1910.

The current owners have undertaken a comprehensive restoration of this fine period residence, paying careful attention to preserving and enhancing the period features. The generous family accommodation is offered as a whole or in two separate lots.

Lot 1		
6 BEDROOMS 3 BATHROOMS 4 PUBLIC ROOM	A beautiful main door home over four levels, extending to over 8500 sq.ft, with a grand imposing reception hallway, central double staircase, double bay window lounge with period fireplace and original herringbone flooring, living room, formal dining room and	
	breathtaking kitchen and dining area. In addition, the main floor has a mudroom & laundry, a pantry and WC.	

There are six bedrooms over the first and second floor, with the principal bedroom benefiting from a dressing room and en suite. There is also a study, two further bedrooms and dressing rooms. Upstairs, there is a fourth bedroom also with an en suite, and two further bedrooms, a shower room and laundry room. From this floor, there is access to a large roof top terrace with excellent views across the city.

In addition, on the first floor, there is a games room and on the mezzanine level, a library, laundry room and store room. The basement level includes a store room, pantry and workroom.

There are beautiful, spacious and established enclosed rear gardens, mainly laid to lawn with border plants surround and feature elevated patio both at the side and rear of property, as well as a garden store. There is also a partially covered driveway, garage, additional off street parking and bike/bin store.

Lot 2		
3 BEDROOMS 3 BATHROOMS 1 PUBLIC ROOM		
	<p>A superb three bedroom main door garden conversion, expanding to over 1900 sq.ft with private courtyard garden and off-street parking. The stunning contemporary interior includes reception hallway with laundry cupboard, elegant bay window lounge with double aspects</p> <p>and feature fireplace, open plan to the kitchen with island and breakfast bar.</p> <p>There are three double bedrooms, two with dressing areas and en suites, a shower room and additional WC. Additionally, there is gas central heating and underfloor heating throughout.</p>	



















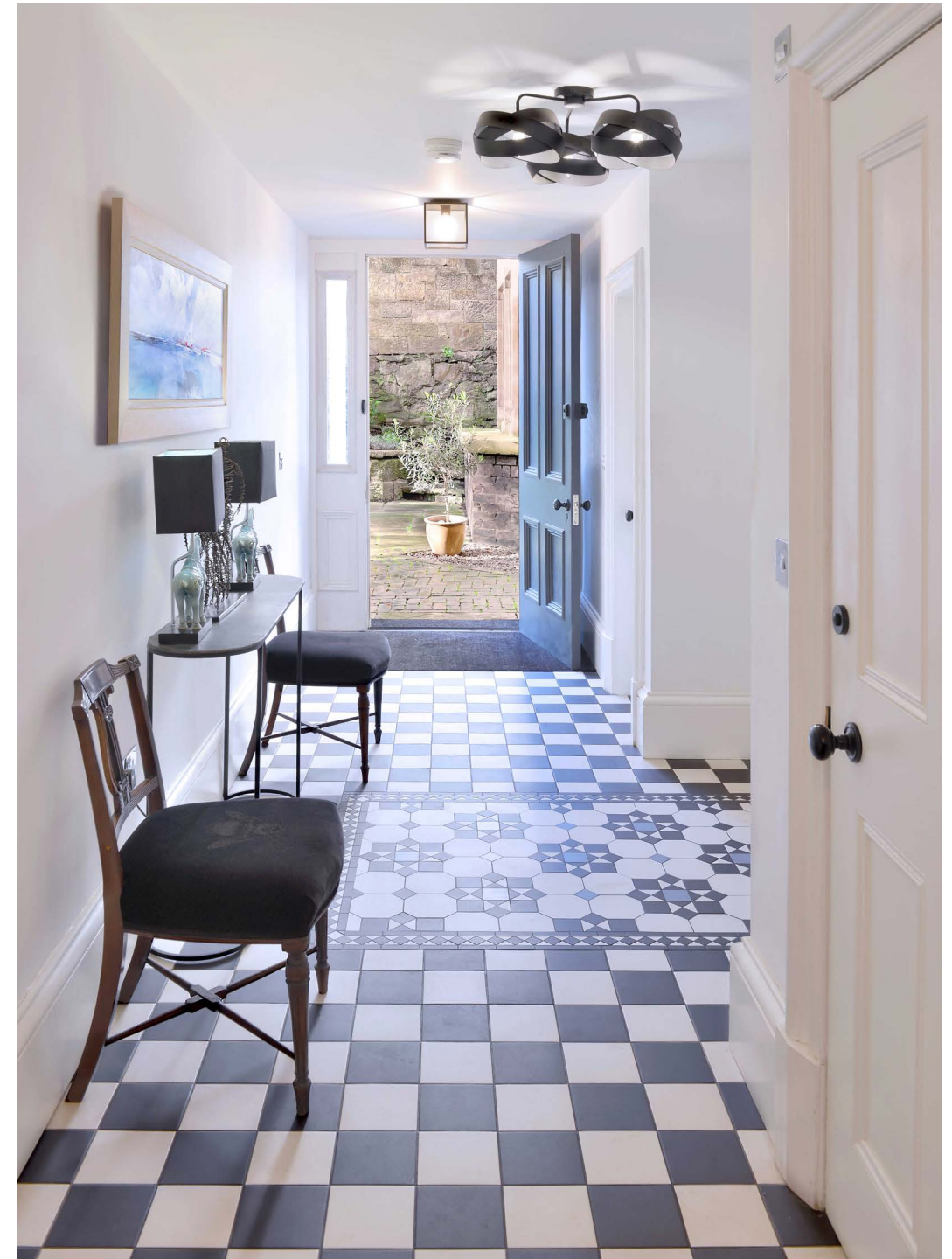




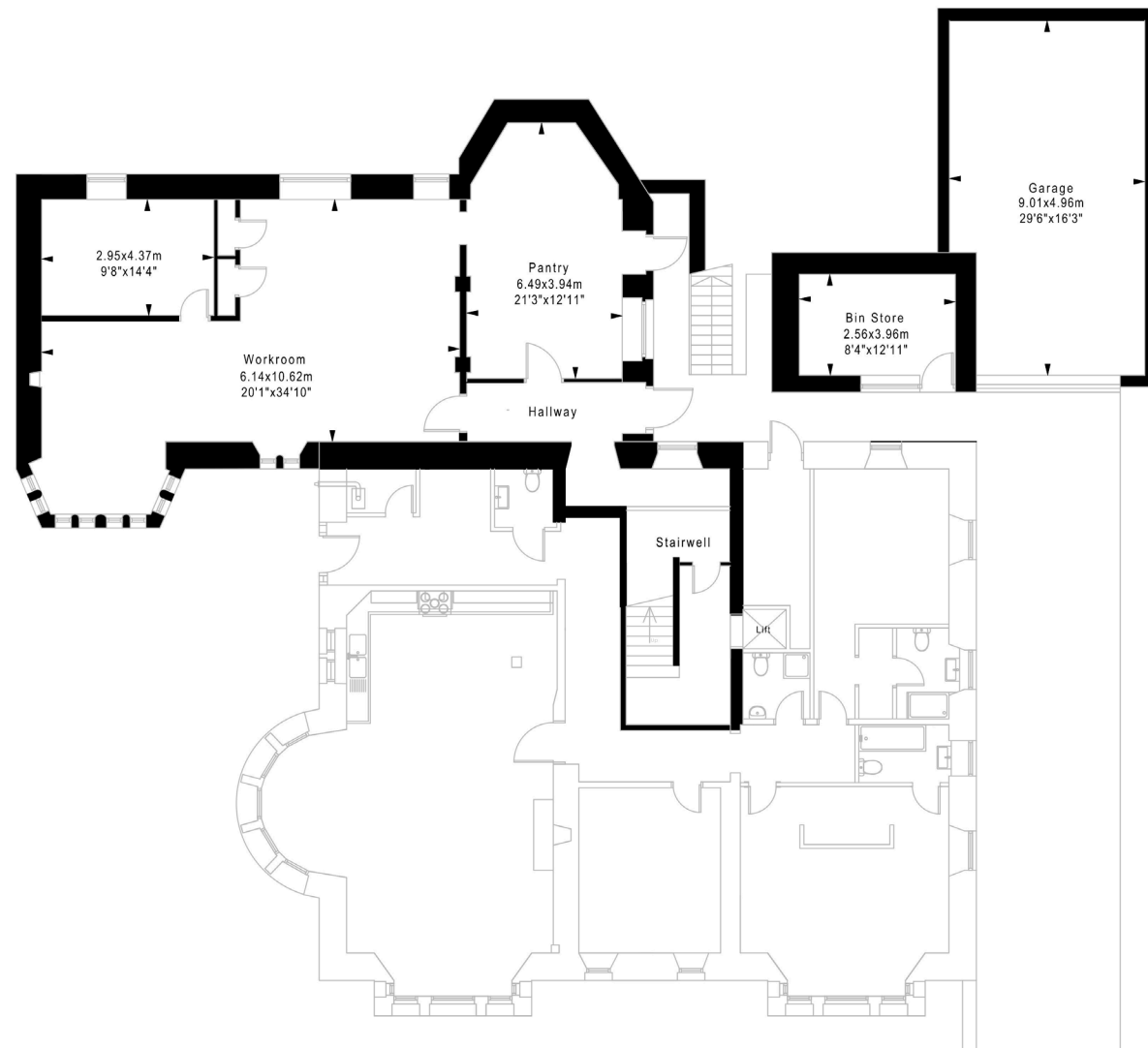




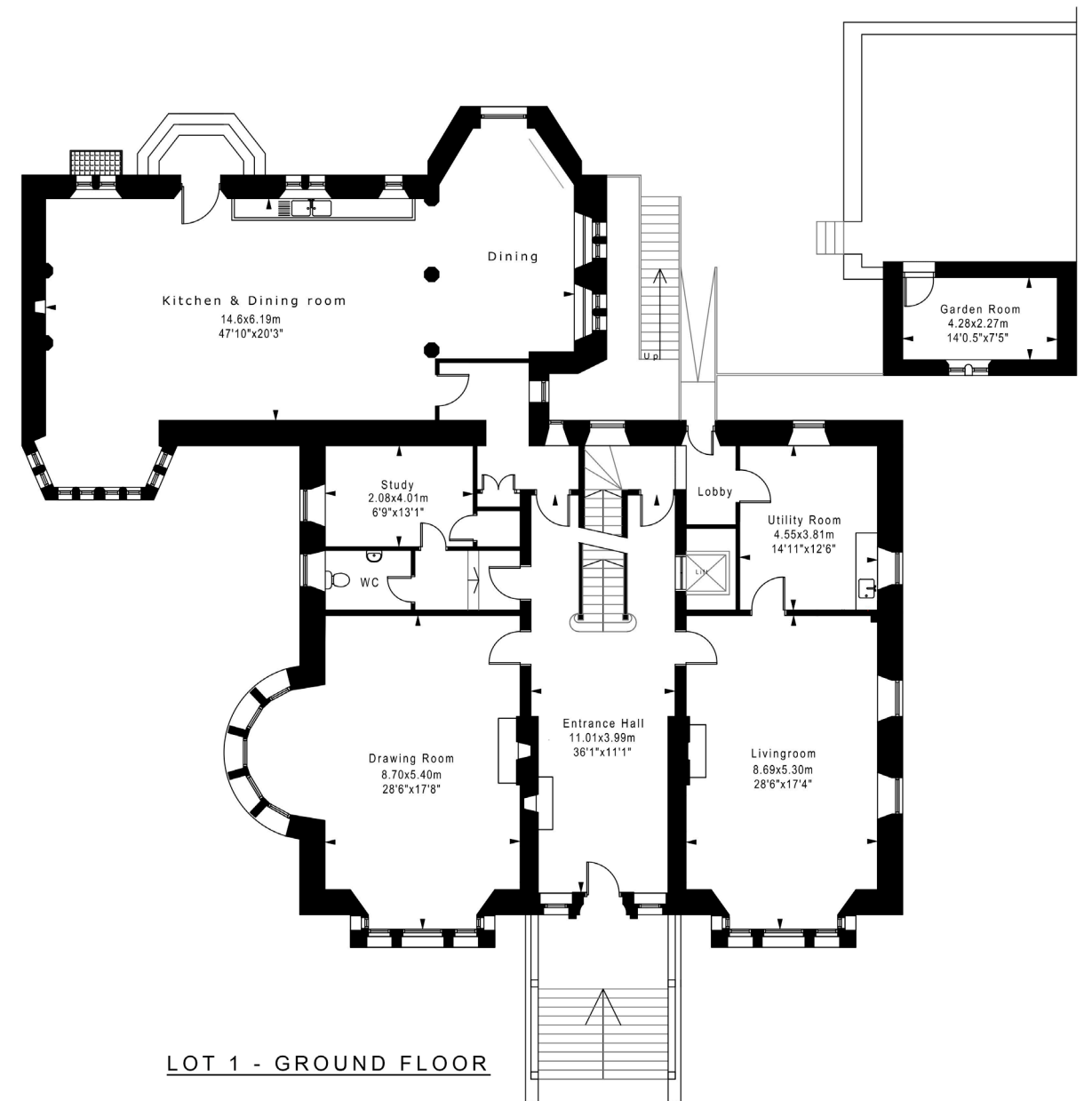




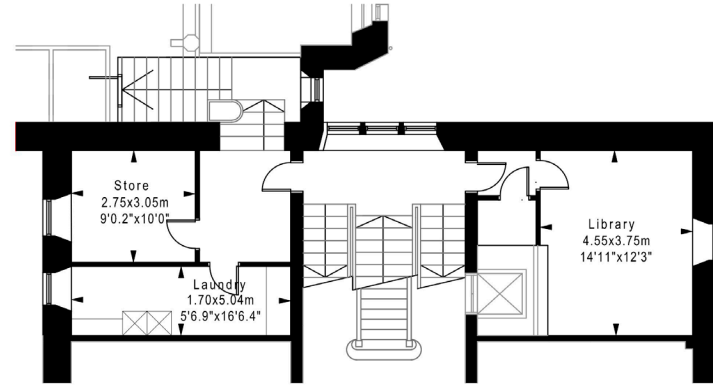




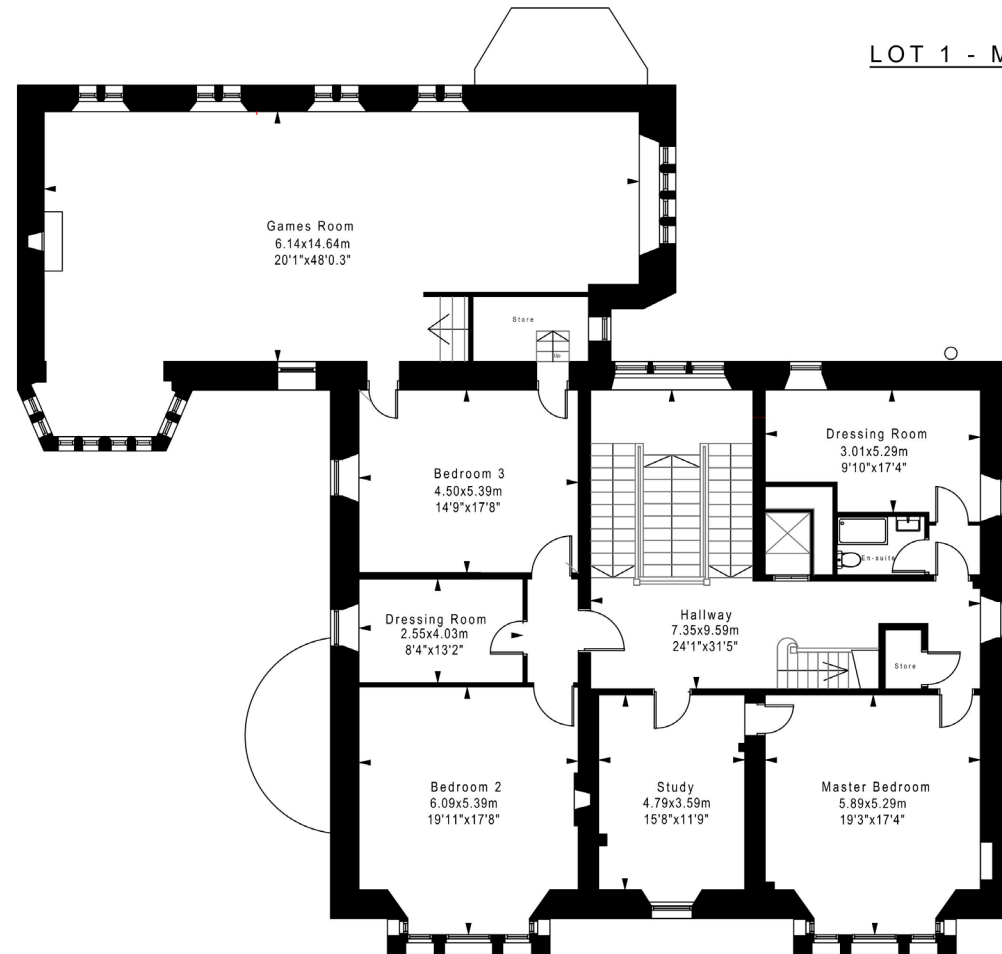
LOT 1 - LOWER GROUND FLOOR



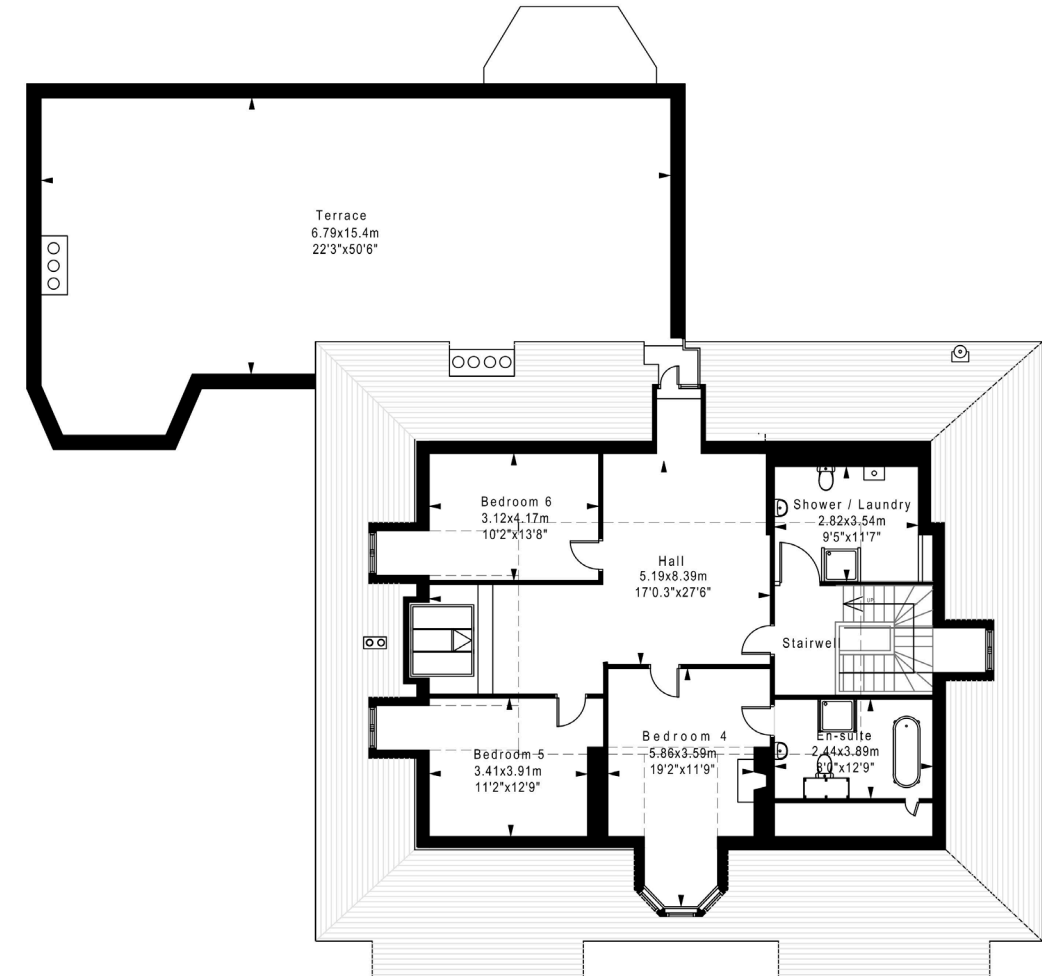
LOT 1 - GROUND FLOOR



LOT 1 - MEZZANIE

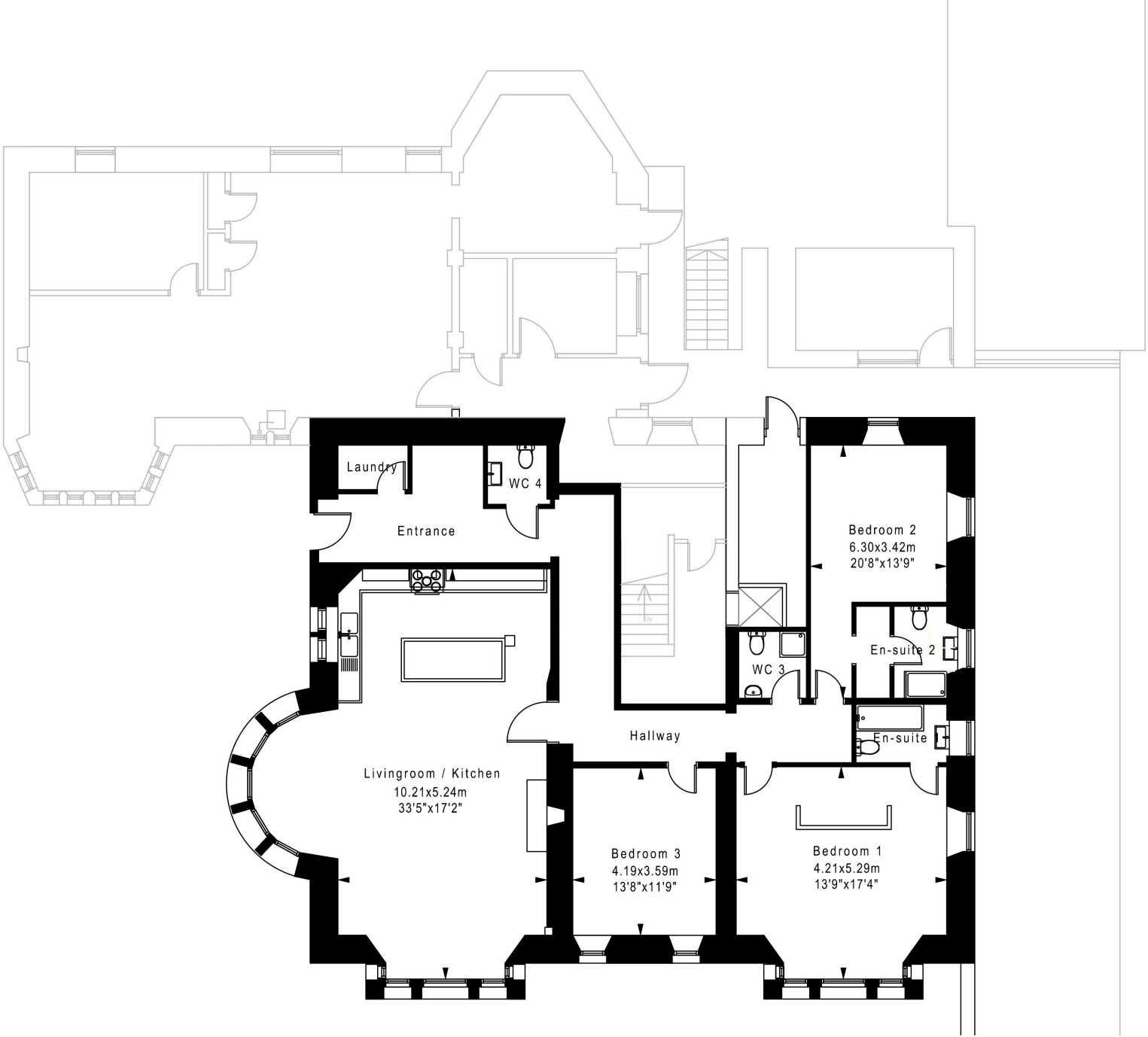


LOT 1 - FIRST FLOOR



LOT 1 - SECOND FLOOR

LOT TWO



LOT 2 - GARDEN FLAT



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, 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.

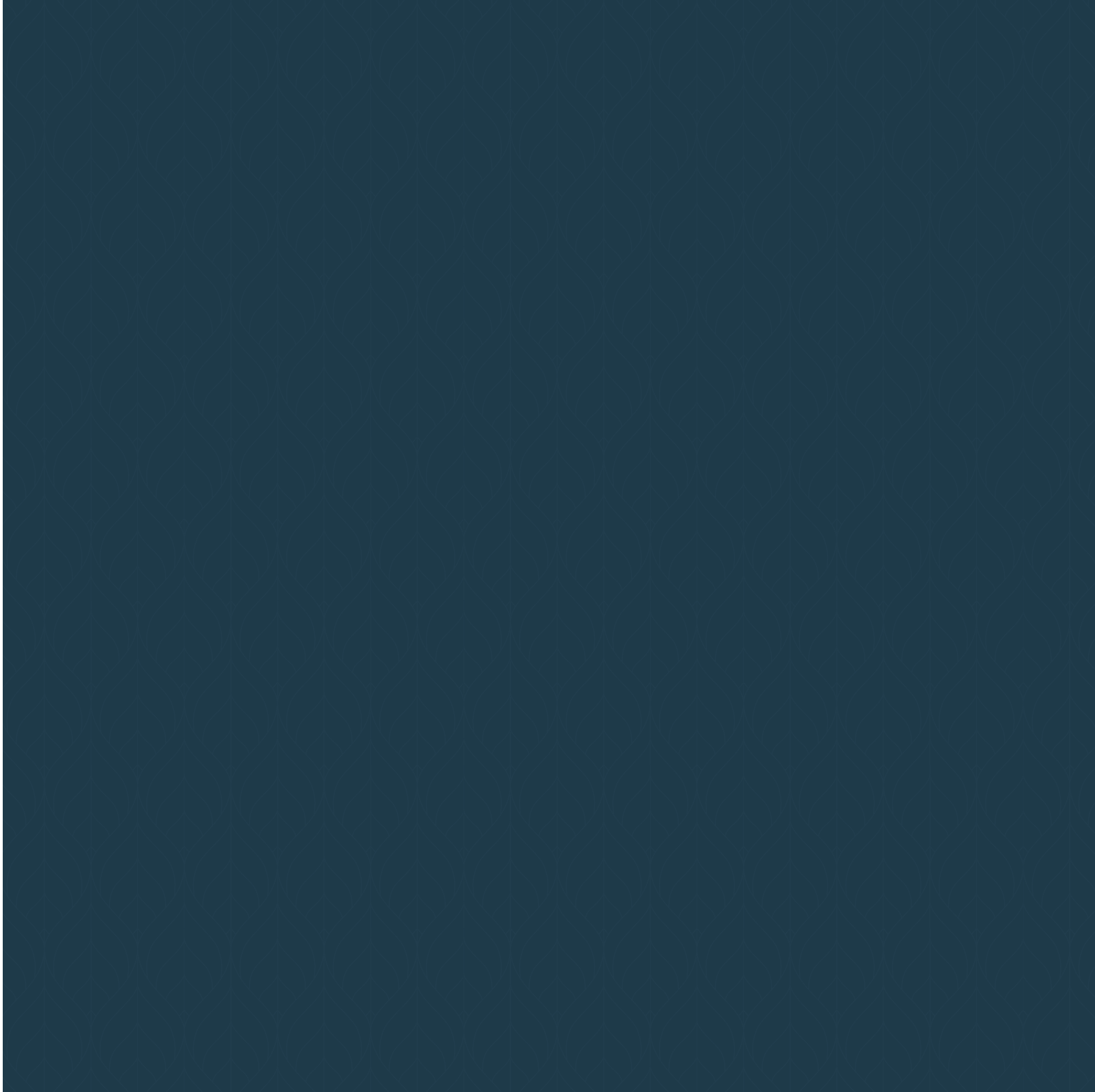
Kelvinside is well placed for a number of local shops and amenities, on both Hyndland Road and Byres Road, including cafes, delicatessens, restaurants and bars. The area is extremely popular with families, upsizers and downsizers alike, and there are a number of supermarkets in the area, including Marks & 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.

WE4693

Sat Nav:
994 Great Western Road,
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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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