



**1/3 187 DORCHESTER AVENUE**  
KELVINDALE

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

1/3 187 Dorchester Avenue is a highly sought after, three bedroom first floor flat, set within an exclusive development built by Bellway Homes in 2021. This impressive new development boasts lift access, allocated parking and excellent local amenities, including leisure facilities, restaurants and shops. Additionally, the area benefits from excellent commuter links around Glasgow and further afield.

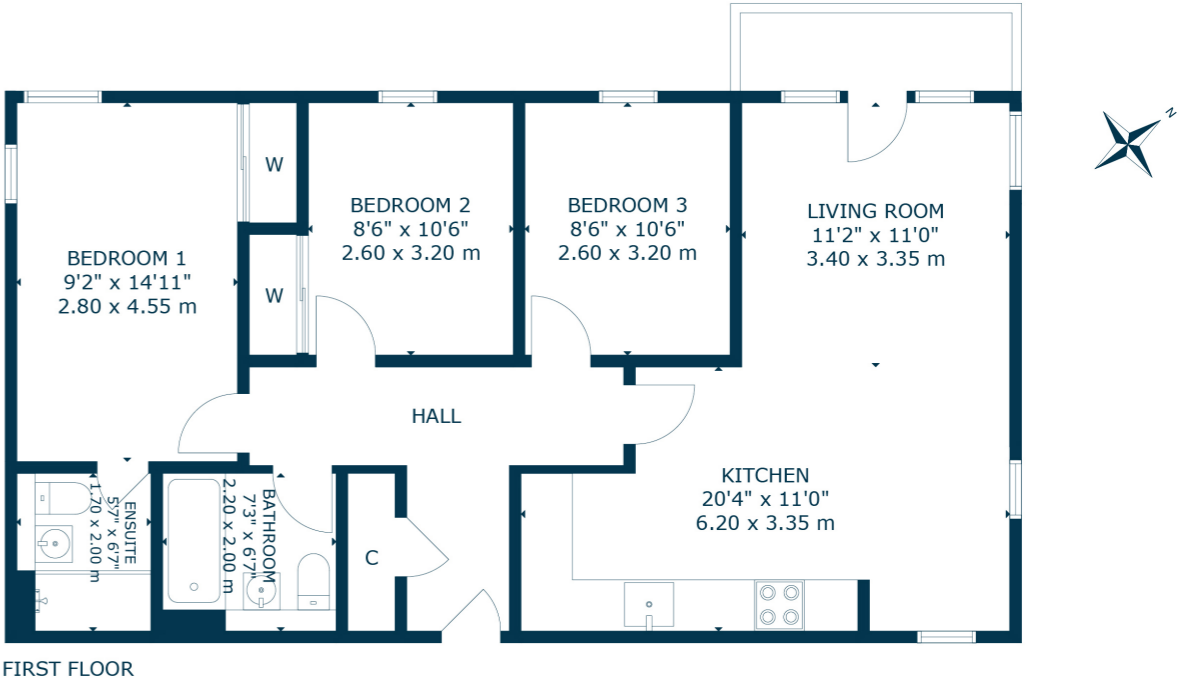
The internal accommodation comprises of; welcoming reception hallway with storage cupboard, a wonderful L- shaped, triple aspect open plan lounge and kitchen, with Zanussi integrated appliances and a balcony off, perfect for enjoying the afternoon sun. There are three excellent sized double bedrooms, the principal with Juliet balcony, a modern en-suite shower room, and fitted wardrobes. The second bedroom also benefits from fitted wardrobes with stylish sliding doors. Finally, there is a stunning family bathroom with three piece suite.

The property has double glazing, gas central heating, secure entry system, lift access and as previously mentioned, exclusive use of an allocated parking space. The landscaped communal grounds are in impeccable condition and feature a children's playpark.









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, and is extremely popular with young families due to excellent schooling at Kelvindale Primary and Cleveden Secondary School.

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.

**WE4843** | Sat Nav: 1/3 187 Dorchester Avenue, Kelvindale, Glasgow, G12 0DN

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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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