



1/1 69 CLOUSTON STREET
NORTH KELVINSIDE

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

1/1 69 Clouston Street is a stunning four bedroom, first floor tenement flat that has been meticulously upgraded by the current owners, located in the highly sought after North Kelvinside area. The flat is situated close to the North Kelvin Meadow, which is a fantastic green space for the whole community to enjoy.

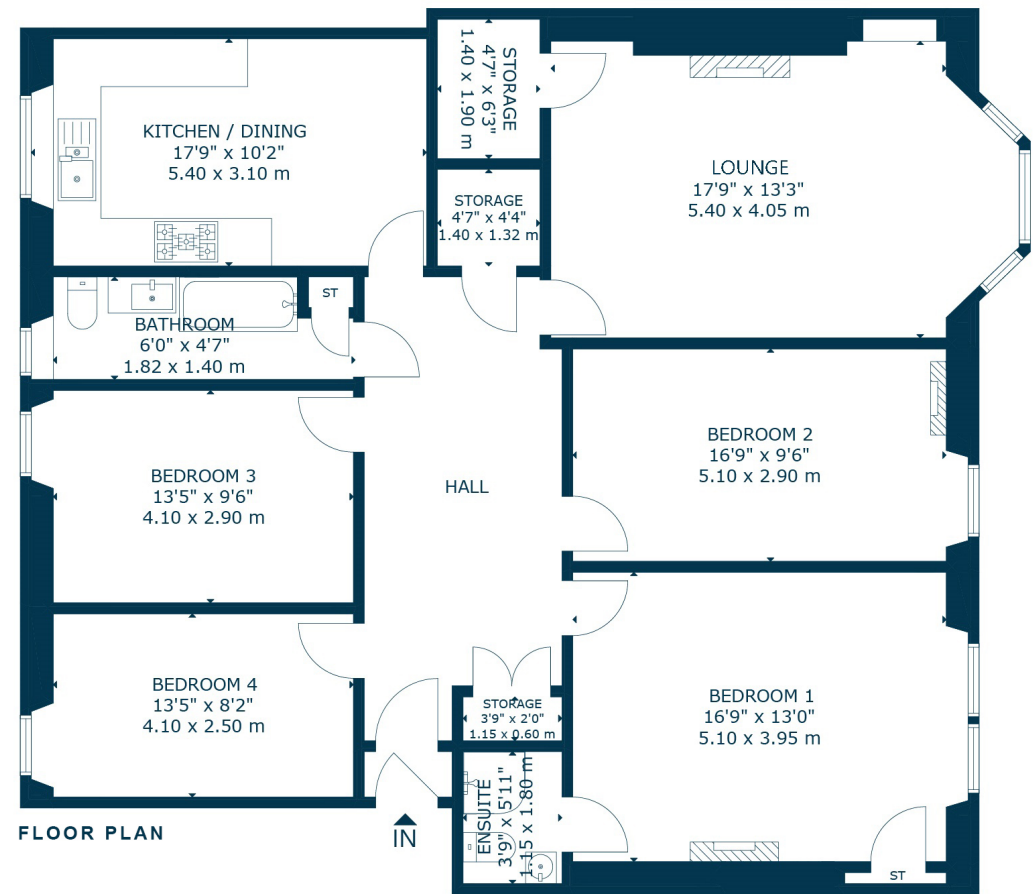
The building is initially accessed via a secure entry system into a well-kept residents' communal close that in turn, provides access to the immaculate rear garden. The internal accommodation comprises; large welcoming reception hall, stunning bay windowed lounge with feature log burning fireplace, and a fantastic dining kitchen, complete with a selection of base and wall mounted units and integrated appliances. There are four excellent sized double bedrooms, two currently being used as office spaces, and the principal bedroom benefitting an en-suite shower room. Finally, there is a family bathroom with three-piece suite and shower over bath, completing the accommodation on offer.

In addition, the property has gas central heating, secure entry system, double glazed sash and case windows, hardwood flooring and residents on street permit parking can be requested via Glasgow City Council.









North Kelvinside is close to Byres Road and Great Western Road which provides an array of excellent amenities including bars, restaurants, delicatessens and retailers including Paesano Pizza, Cottonrake Bakery, Roots Fruits & Flowers, La Lanterna and Farrow & Ball. The River Kelvin Walkway, Botanic Gardens and Kelvingrove Park are also nearby.

Public transport is also available with a choice of Kelvinbridge underground, railway and bus routes to Glasgow City Centre and beyond.

There is private schooling available at Kelvinside Academy on Kirklee Road and on Great Western Road at Glasgow Academy and The High School of Glasgow. There are also a number of excellent local primary and secondary schools. Glasgow University is situated on University Avenue just off Byres Road, and provides first class further education.

WE4866 | Sat Nav: 69 Clouston Street, North Kelvinside, Glasgow, G20 8QW

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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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