



# 1/5 8 KELVINDALE COURT

## KELVINDALE

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**2 | BEDROOMS**  
**2 | BATHROOMS**  
**1 | PUBLIC ROOM**

**Flat 1/5 at 8 Kelvindale Court is a fabulous first floor, modern flat with allocated parking, located in the highly sought after Kelvindale area.**

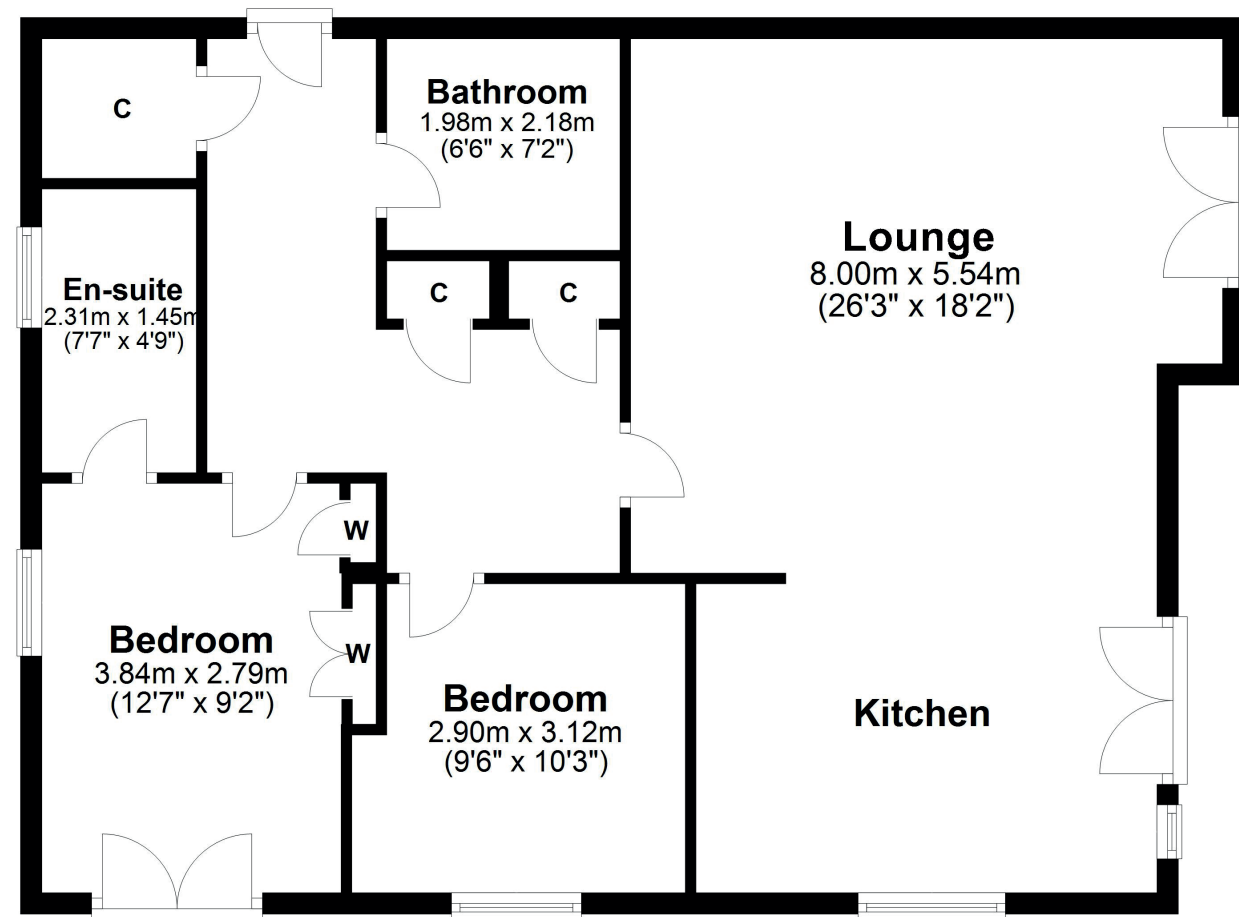
The building is initially accessed via a security controlled entranceway which leads to a well-kept communal hallway with access to all floors. The internal accommodation extends to; welcoming reception hallway with storage off, and spacious open plan lounge/kitchen/ dining area with two Juliet balconies and the kitchen having integrated appliances. This main apartment has lovely triple aspects to the open views over the West End and beyond, and the kitchen is south facing. There are two generous sized double bedrooms, with the principal benefitting from an en-suite shower room, Juliet balcony and fitted wardrobes. Finally, there is a large family bathroom with overhead shower off the hall.

The property benefits from gas central heating, double glazing, access to a communal bike store and bin store and as previously mentioned, exclusive use of an allocated parking space.









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.

**WE4877** | Sat Nav: 8 Kelvindale Court, Kelvindale, Glasgow, G12 0HA

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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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