



# **BASEMENT 12 CLOUSTON STREET**

NORTH KELVINSIDE

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**4 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**The basement flat at 12 Clouston Street is a fantastic, four bedroom tenement flat boasting a wealth of space, located in the heart of North Kelvinside. The flat is situated close to the North Kelvin Meadow, which is a great green space for the whole community to enjoy. The Botanic Gardens and the River Kelvin walkway are also within close proximity, and well as Byres Road and all the amenities it has to offer.**

The building is initially accessed via a secure entry system into a well-kept residents' communal close that in turn provides access to the rear courtyard. The internal accommodation comprises; a large welcoming reception hall with storage cupboard off and a spacious lounge with galley style kitchen. There are four excellent sized double bedrooms, with the principal being significantly larger and with bay window. A family bathroom with shower over bath and a further shower room with WC completes the accommodation on offer.

In addition, the property has gas central heating, double glazing and communal rear courtyard. 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.

**WE4770** | Sat Nav: 12 Clouston Street, North Kelvinside, G20 8QT

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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