



**B2 60 CLEVEDEN DRIVE**  
KELVINSIDE

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**2 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**B2 60 Cleveden Drive is a truly stunning and extremely rare, two bedroom main door garden flat with private south facing garden, situated within a handsome converted B-listed sandstone villa in the highly sought after Kelvinside area.**

The expansive internal accommodation has been upgraded to the highest possible standards and comprises; a fabulous, open plan lounge and modern kitchen spanning over thirty feet in length, complete with log burning fireplace, breakfast island and back door leading to the enclosed, south facing private garden, also with family utility room off the hall. There are two excellent sized double bedrooms, one with beautifully crafted built in storage cupboards and the other with a stunning, fully tiled en-suite shower room. A beautiful, modern family bathroom with shower over bath completes the accommodation on offer.

The property benefits from gas central heating, double glazing, private south facing garden with decked area and immaculate landscaped communal gardens with mature trees and shrubbery providing an element of privacy. There is also a driveway where the property shares a double garage, with electric charging point, with one other resident.

Viewing is highly advised to appreciate the level of accommodation on offer.





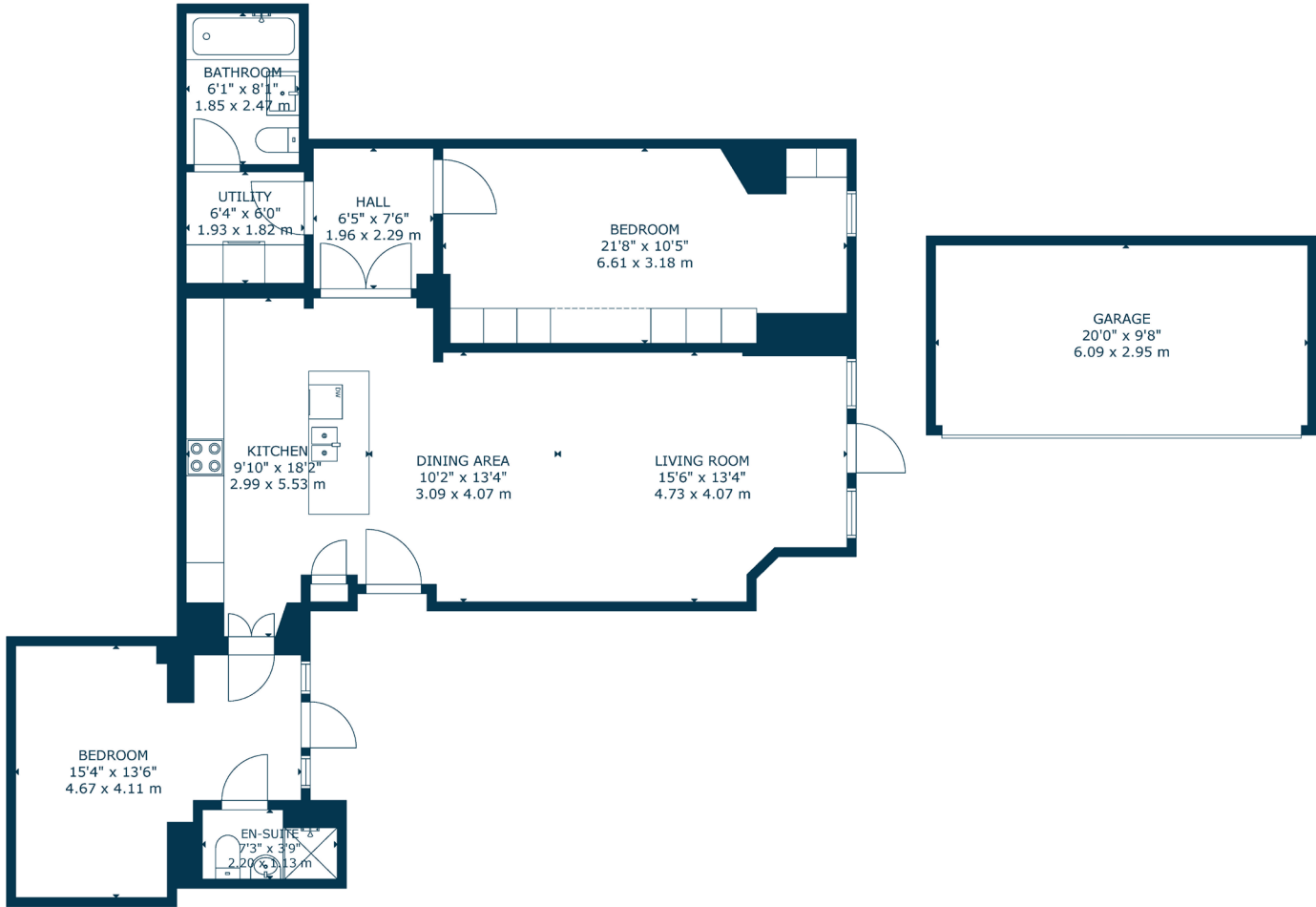












Kelvinside is an affluent district in the heart of the West End. It is situated north of the River Clyde and is bounded by Broomhill, Dowanhill and Hyndland to the south, with Kelvindale and the River Kelvin to the north. The district boasts some superb large Victorian villa and terraces, along with 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.

**WE4891** | Sat Nav: 60 Cleveden Drive, Kelvinside, Glasgow, G12 0NX

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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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