



35 CLOUSTON STREET

NORTH KELVINSIDE

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

This wonderful family home is perfectly located to enjoy all West End living has to offer.

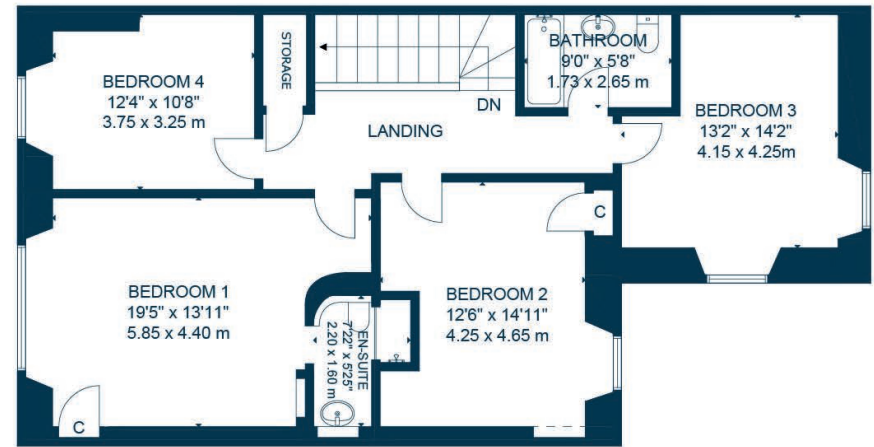
The flexible accommodation is formed over two levels and comprises: a welcoming reception hall with sweeping original stair and hardwood flooring, formal sitting room with ornate cornice work and feature fire place. There is a formal dining room which of course could be used as a downstairs bedroom, home office or play room. To the rear of the home is a lovely dining kitchen with pantry, and side door to the excellent South facing garden and there is a large very useful utility room. Above this, is also a very useful room which is perfect music room/home office. The ground floor is completed with a WC under the stairs.

Upstairs there are four well-proportioned bedrooms, the principal benefiting from an ensuite shower room. The South facing rear garden is without a doubt one of the most appealing features and is beautifully mature. To the rear of the house are also the residents' pleasure gardens which is great for children and entertaining in the warmer months. In addition, the property has gas central heating and residents on street permit parking is available.

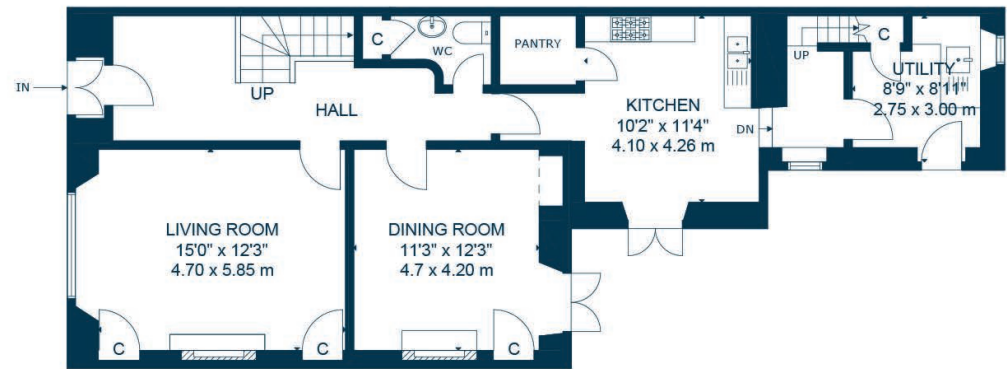




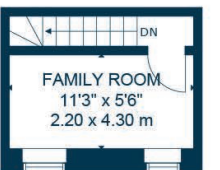




FIRST FLOOR



GROUND FLOOR



HALF FLOOR

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.

WE4929 | Sat Nav: 35 Clouston Street, North Kelvinside, G20 8QR

For the full home report visit 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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