



2/1 11 BEACONSFIELD ROAD

KELVINSIDE

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c o r u m



1 | BEDROOM

1 | BATHROOM

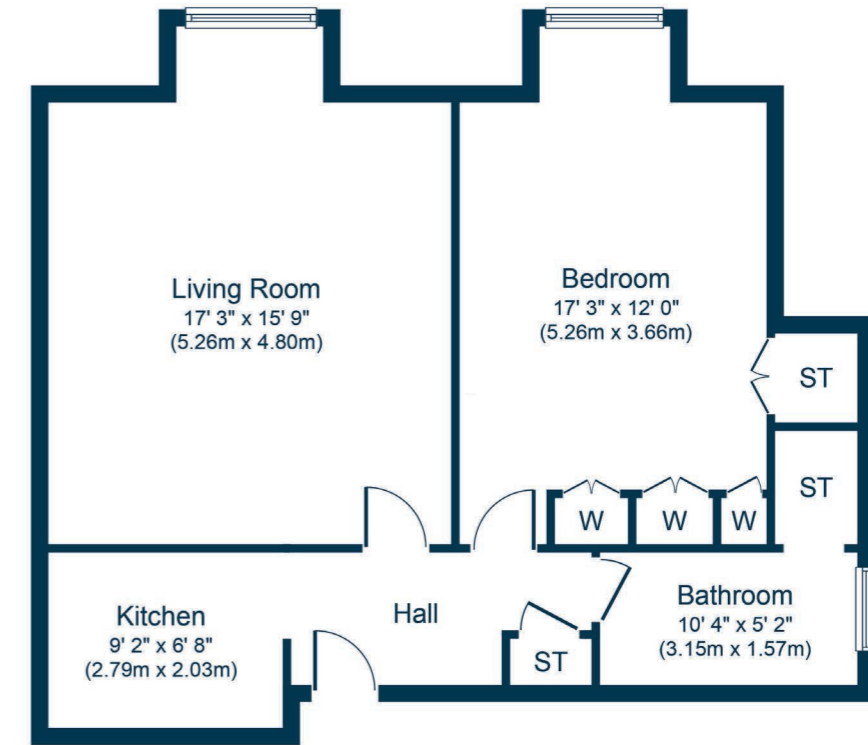
1 | PUBLIC ROOM

2/1, 11 Beaconsfield Road is a lovely top floor flat with a wonderful outlook, situated within a blonde sandstone townhouse conversion, located in the highly desirable Kelvinside district.

Entrance to the building is via a residents-controlled entry system leading to a well-kept communal hallway. The internal accommodation comprises: welcoming reception hallway with storage cupboard, spacious lounge with feature fireplace and open outlook, good sized double bedroom with extensive fitted wardrobes and storage cupboard; a stunning, modern kitchen with integrated fridge, hob and wall mounted Neff oven and free-standing washer dryer. Finally, there is a lovely bathroom with over bath shower, completing the accommodation on offer.

The property has double glazing, electric heating, secure entry system and communal grounds for parking on a first come first served basis.





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 villas 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 cafés, 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. A bus service operates on Clevedon Road, Great Western Road and Hyndland Road, and there are railway stations at Kelvindale and Hyndland. There are also good road links to the City Centre, Glasgow International Airport, and beyond. The area is home to Kelvinside Academy, a private school situated on the corner of Kirklee Road and Bellshaugh Road, and there is also excellent local schooling as well.

WE4945 | Sat Nav: 2/1 11 Beaconsfield Road, Kelvinside, G12 0PJ

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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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