



FLAT 4, 7 LANCASTER CRESCENT

KELVINSIDE

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

This fabulous top floor conversion offers generous proportions and extremely flexible living space. Immaculately presented, but needing a degree of modernising this wonderful property is situated in one of Kelvinside's most desirable locations.

The former blonde sandstone townhouse has been cleverly converted with Flat 4 occupying the entire top floor, which would have previously been home to the billiard room in the terrace. The building is now accessed via a secure entry system leading to a grand residents hall that has some wonderful original features including, decorative pillars cornice work and beautiful original staircase.

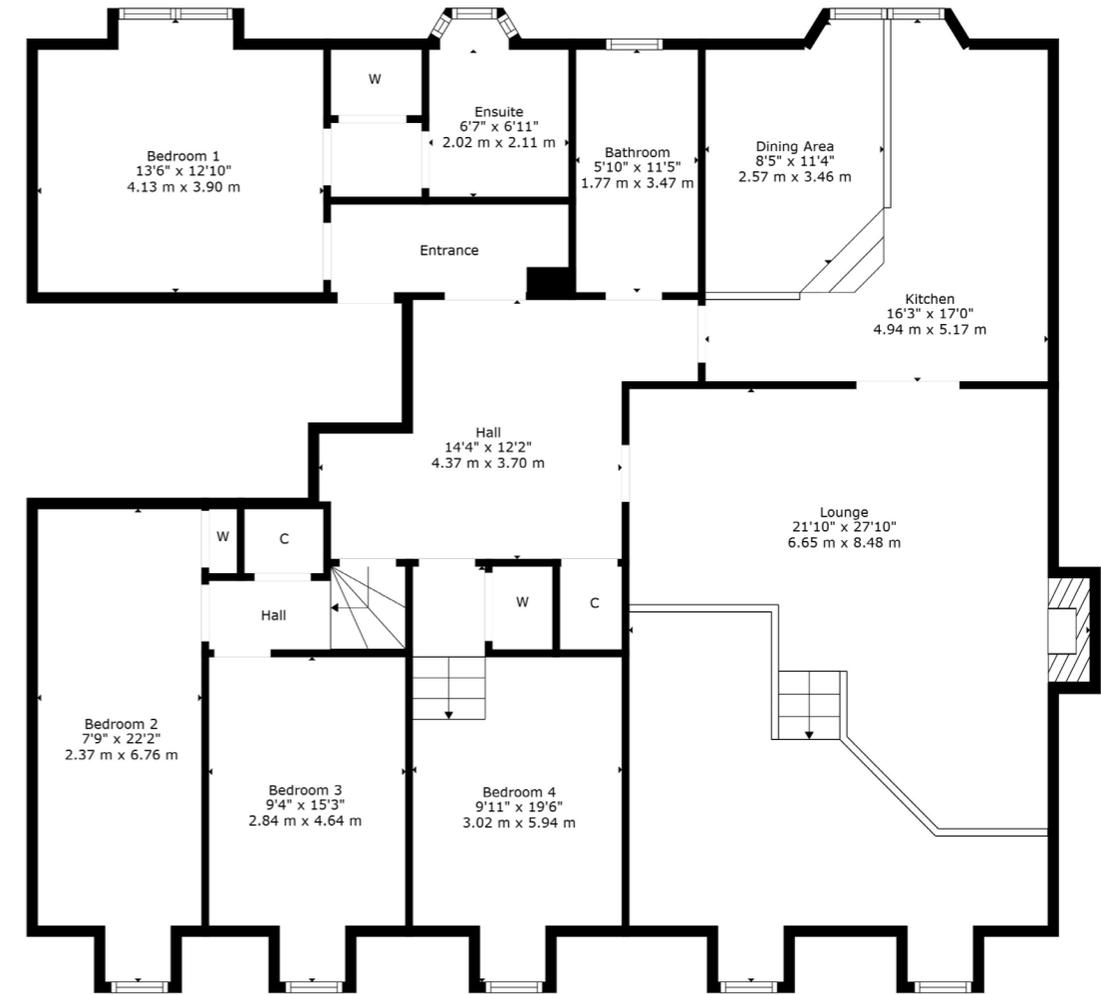
The accommodation comprises: large welcoming reception hall that has a lovely cupola that pours natural light into the property. There is a very large living room, with raised landing allowing for a separate seating/dining area, double doors to the rear lead to a dining kitchen, which also has a raised dining area, great for both entertaining or casual dining. The property has four bedrooms with the principal benefitting from an ensuite shower and there is also a large family bathroom.

In addition, the property has gas central heating, communal rear courtyard and free on street parking.









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, Downhill 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.

WE4976 | Sat Nav: 7 Lancaster Crescent, Kelvinside, G12 0RR

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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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