



71 KELVIN COURT

CLAYTHORNE

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2 | BEDROOMS

1 | BATHROOM

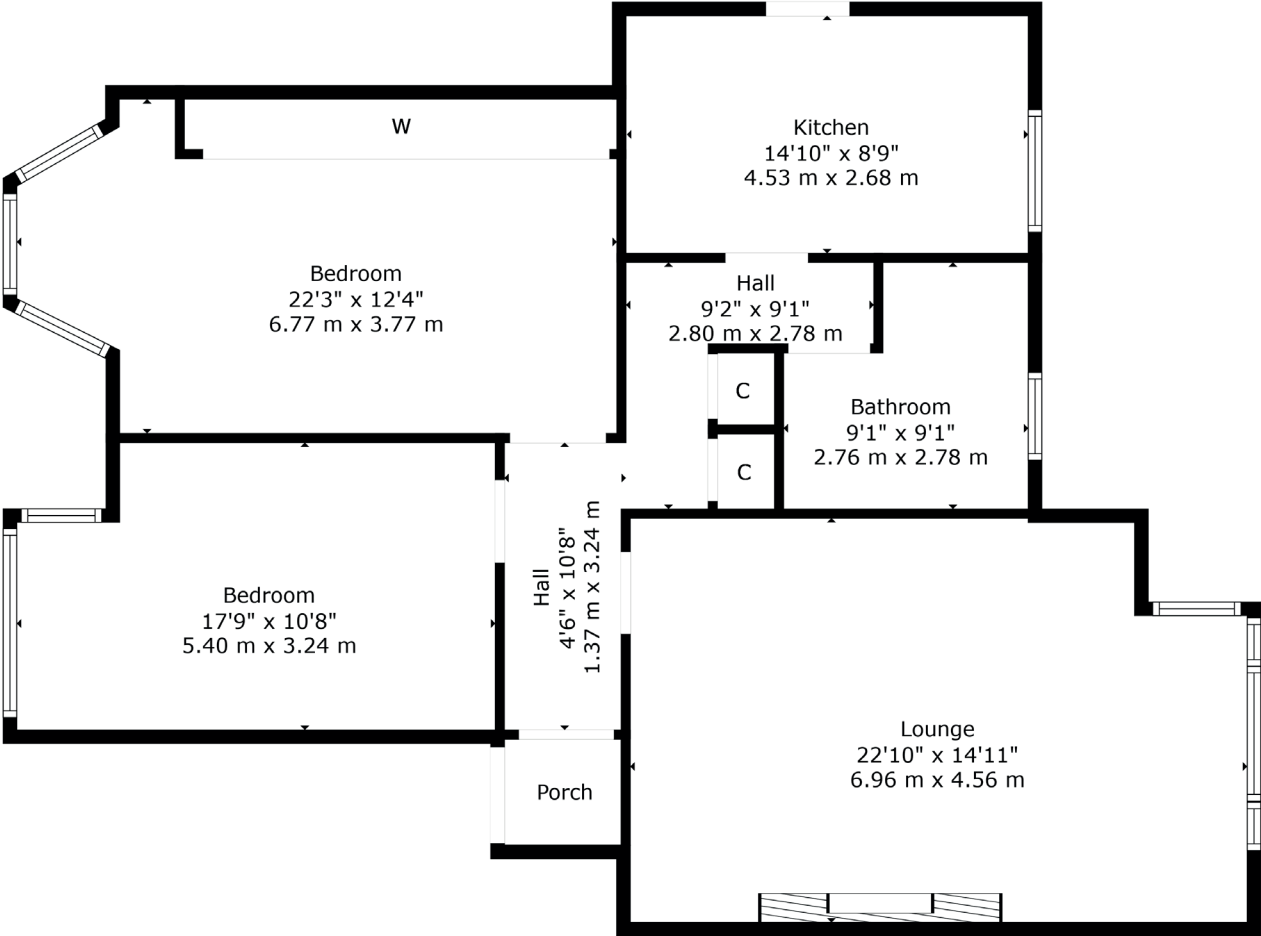
1 | PUBLIC ROOM

71 Kelvin Court is a stunning, two-bedroom, ground floor flat that has been well maintained by the current proprietor, set within the iconic Kelvin Court development. Designed by J.N. Fatkin and built between 1937 and 1938, this striking Glasgow Art Deco landmark development sits comfortably back from and runs parallel with Great Western Road. Kelvin Court is set within well-tended and landscaped gardens, with ample residents only parking throughout the complex.

The internal accommodation comprises; welcoming reception hall with ample storage off, large south facing lounge to the rear with feature fireplace and open views over the immaculately maintained communal gardens, and a modernised dining kitchen, boasting a range of base and wall mounted units, integrated appliances and space for dining. The kitchen also provides same level access to the rear gardens with ample seating area in the south facing grounds. There are two spacious double bedrooms, both offering space for free-standing storage, with the principal further benefiting from built-in wardrobes. To complete the accommodation on offer, there is a striking family bathroom with four-piece suite and free-standing bath and shower.

In addition, the property benefits from gas central heating via a communal system, double glazing, lift in the building, dedicated caretaker on site Monday to Friday, and as previously mentioned, spacious landscaped gardens with seating, including 'The Meadow' to the rear. It should also be noted, the property is within the List 1 catchment for Jordanhill School.





The Claythorne district is located within close proximity to a wide range of excellent amenities and recreational facilities, which can be found at Anniesland, Jordanhill and Hyndland. A fantastic selection of comprehensive and independent schools are located nearby.

There is a railway station at Anniesland and bus services operate on Great Western Road. There are also good road links to the City Centre, M8 motorway and Glasgow International Airport.

The property is well placed for access to a number of major employers, including Glasgow University and several hospitals.

WE5097 | Sat Nav: 71 Kelvin Court, Claythorne, Glasgow, G12 0AQ

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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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