



UPPER DUPLEX 45 KIRKLEE ROAD
KELVINSIDE

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3 | BEDROOMS

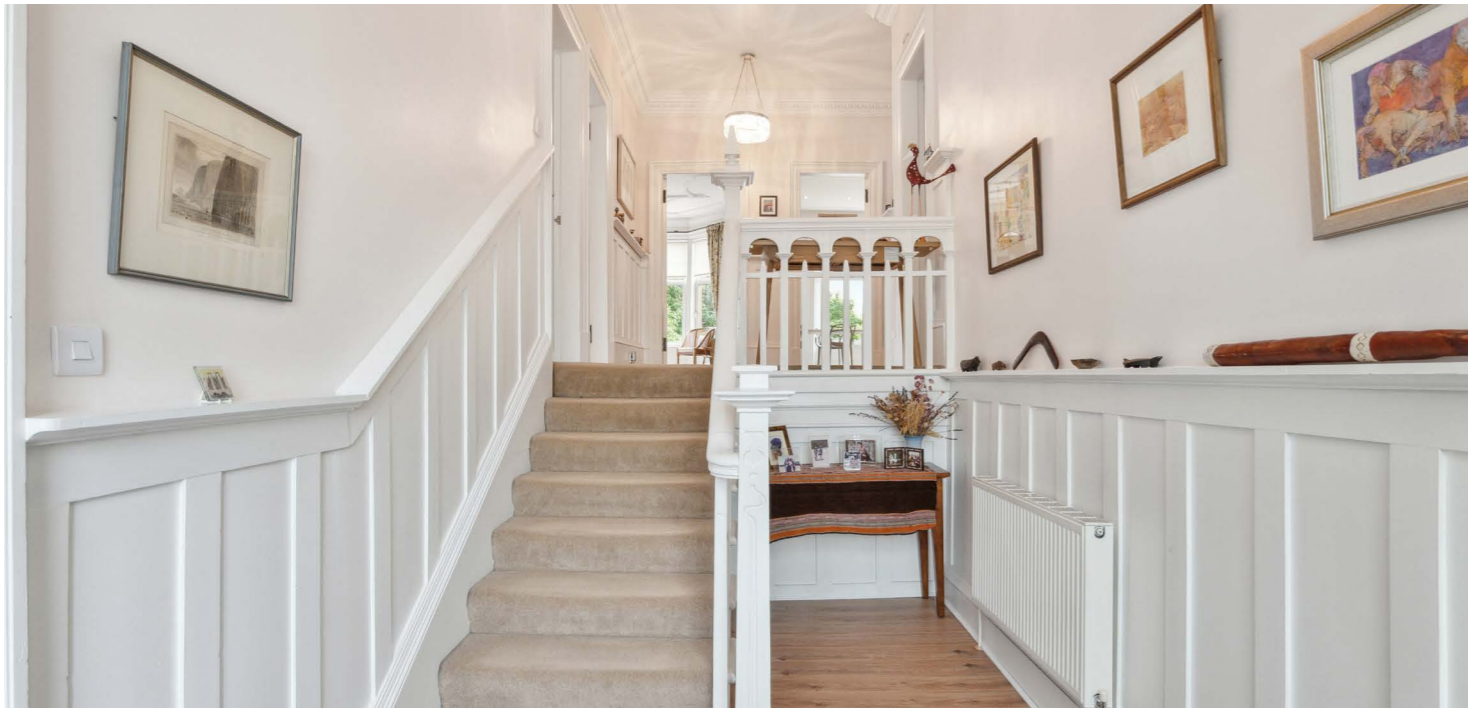
2 | BATHROOMS

1 | PUBLIC ROOM

45 Kirklee Road is a magnificent three-bedroom, upper conversion with beautifully maintained private rear gardens, two private parking spaces and is situated within this handsome red sandstone villa. Split over two levels, the property has beautiful enhancing period features throughout and is located in an extremely sought-after, residential address in the West End.

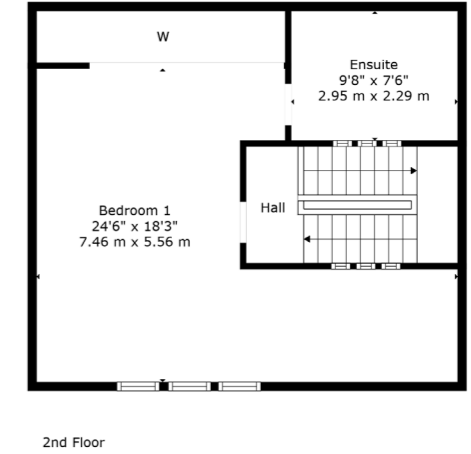
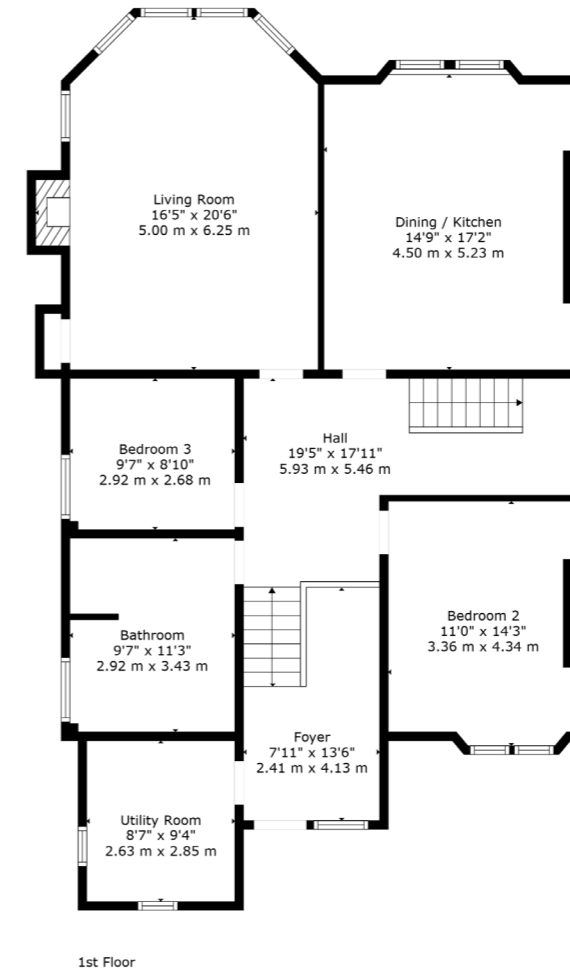
Entered via a main door to the back of the property, with stairs leading up to the first floor, the internal accommodation comprises; a large welcoming reception hall with access to all same level apartments, a magnificent bay windowed living room with feature fireplace and ornate cornice work, and a large dining kitchen to the front, perfect for family entertaining. There is a good sized double bedroom to the rear, smaller third bedroom, utility room and main bathroom with four piece suite completing the first floor accommodation. Stairs lead to the upper level where you will find the expansive principal bedroom with open aspect to the rear, in-built storage and ensuite shower room, completing the internal accommodation.

The property has gas central heating, beautiful period features, a southerly facing private enclosed rear garden and two private parking spaces, all accessed through electronically controlled gates.









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.

WE5079 | Sat Nav: 45 Kirklee Road, Kelvinside, Glasgow, G12 0SP

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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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