



3/1 76 KELVIN DRIVE

NORTH KELVINSIDE

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

3/1 76 Kelvin Drive is a fantastic, two bedroom, top floor tenement flat, situated in the very popular North Kelvinside district, close to the Kelvin Walkway, the Botanical Gardens and the University of Glasgow. It further boasts open aspects to the front and to the rear of the property. The flat is initially entered via a secure entry system leading to a very well-maintained residents common hall which provides access to the resident's communal gardens to the rear.

This bright, spacious property retains countless period features throughout including stained glass, cornice work, feature fireplaces and architraves. The internal accommodation comprises; entrance vestibule, welcoming reception hallway with four storage cupboards off, superb bay windowed lounge to the front with feature fireplace and beautiful open aspects across the Kelvin Walkway. There is a large, modern dining kitchen to the rear, well equipped with a range of base and wall mounted units. There are two substantial double bedrooms, both offering ample space for free standing storage, with the principal featuring the original Victorian fireplace. Finally, a family bathroom with three-piece suite and shower over bath completes the accommodation on offer.

In addition, the property has gas central heating, modern gas living flame fire, double glazed sash and case windows throughout, secure entry system and permit parking is available by request to Glasgow City Council.





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.

WE5131 | Sat Nav: 3/1 76 Kelvin Drive, North Kelvinside, Glasgow, G20 8QN

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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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