



1/2 4 YARROW GARDENS

NORTH KELVINSIDE

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c o r u m



1 | BEDROOM

1 | BATHROOM

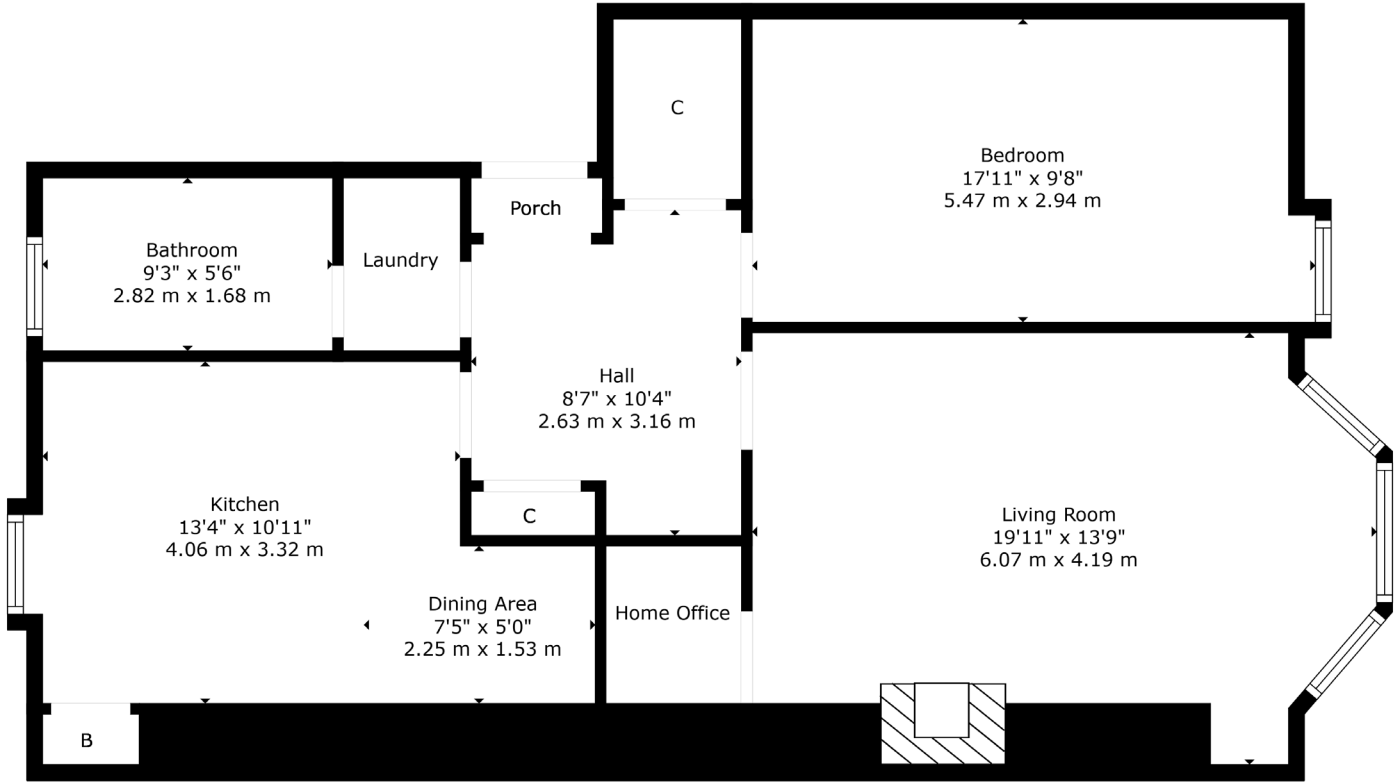
1 | PUBLIC ROOM

1/2 4 Yarrow Gardens is a stunning one-bedroom first floor apartment within a red sandstone building, located in the very popular North Kelvinside district. The property is accessed via a secure entry system which leads to the well-kept communal hall, in turn leading to the well-maintained rear gardens. Internally, the property boasts a plethora of period features including cornicing, original flooring, and woodwork.

The accommodation has been well-maintained throughout by the current owner and comprises: access via twin storm doors leading through to a welcoming reception hallway with large storage cupboard off; bright and spacious bay windowed lounge with feature fireplace and large storage cupboard, which is currently set up as a home office, and an excellent sized, modern dining kitchen boasting a range of base and wall mounted units and a breakfasting island. There is a large double bedroom to the front with ample space for free standing storage and a fantastic modernised shower room with three-piece suite completes the accommodation on offer.

In addition, the property benefits from gas central heating, double glazed windows throughout and a well-maintained, communal rear garden. Residents can apply for on street permit parking via 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.

WE5163 | Sat Nav: 4 Yarrow Gardens, North Kelvinside, Glasgow, G20 6DY

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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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