



**MAIN DOOR**  
**6 CLEVEDEN GARDENS**

KELVINSIDE

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c o r u m



2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

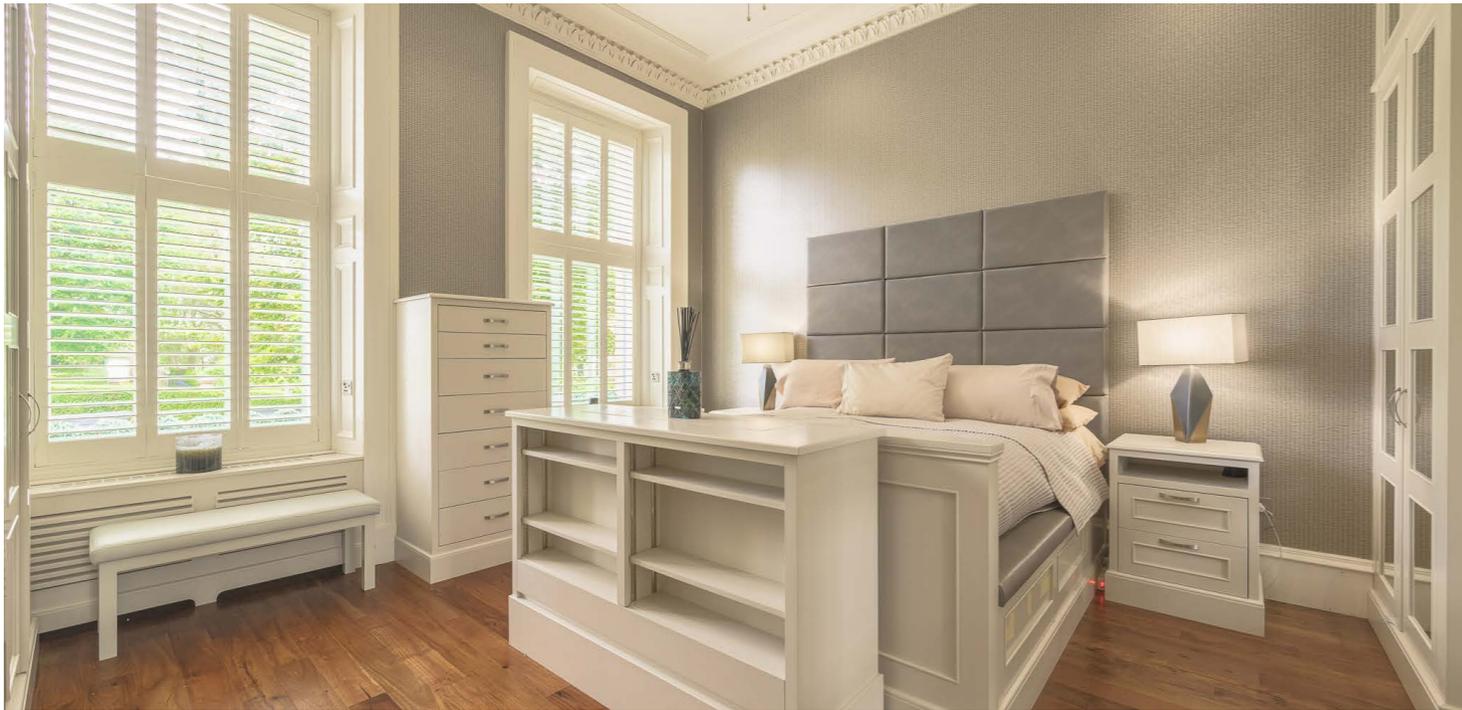
**6 Cleveden Gardens is a magnificent, main door conversion, extending to over 1900 sq.ft, within this imposing, double fronted semi detached villa, in the heart of the ever popular, tree lined Kelvinside district.**

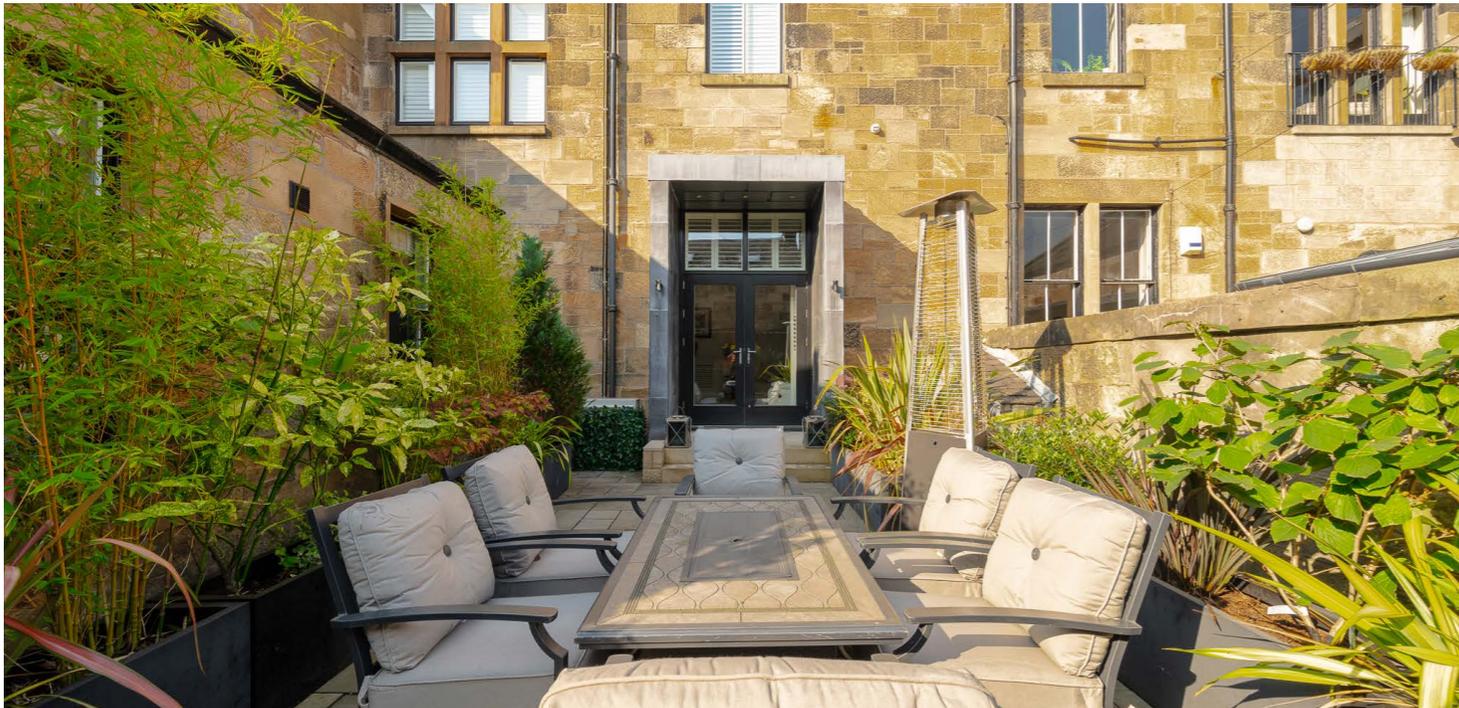
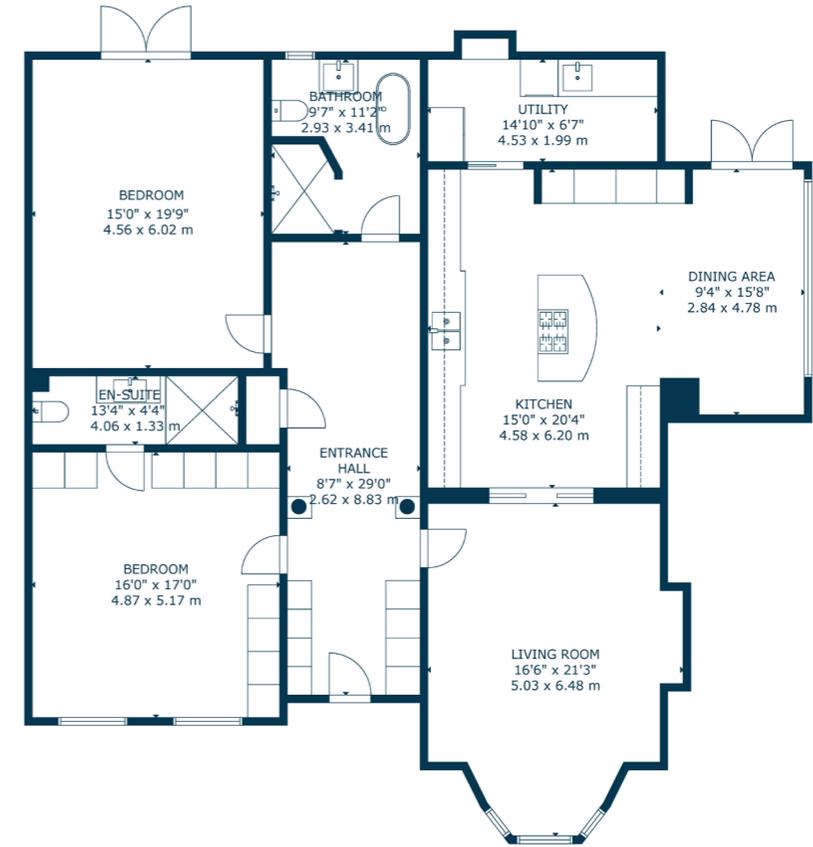
The stylish interior, which has been meticulously refurbished and also extended, offers contemporary finishes complementing the original features. The internal accommodation comprises: entrance vestibule, reception hall, and bay window lounge, with sliding door to the excellent dining kitchen, with utility room off and access to the patio. There are two double bedrooms, with the principal benefitting from a modern en suite shower room, and the second bedroom has patio doors to the private rear garden. A beautiful family bathroom, with separate shower, completes the accommodation on offer.

The property benefits from gas central heating, double glazing and a private garden to the front, side and rear. A private parking space can also be accessed from the rear lane through electric 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. A bus service operates on Cleveden Road, Great Western Road and Hyndland Road, and there are railway stations at Kelvindale and Hyndland. There are also good road links to the City Centre, Glasgow International Airport, and beyond.

The area is home to Kelvinside Academy, a private school situated on the corner of Kirklee Road and Bellshaugh Road, and there is also excellent local schooling as well.

**WE5155** | Sat Nav: 6 Cleveden Gardens, Kelvinside, G12 0PT

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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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