



0/3 8 KELVINDALE COURT
KELVINDALE

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2 | BEDROOMS

2 | BATHROOMS

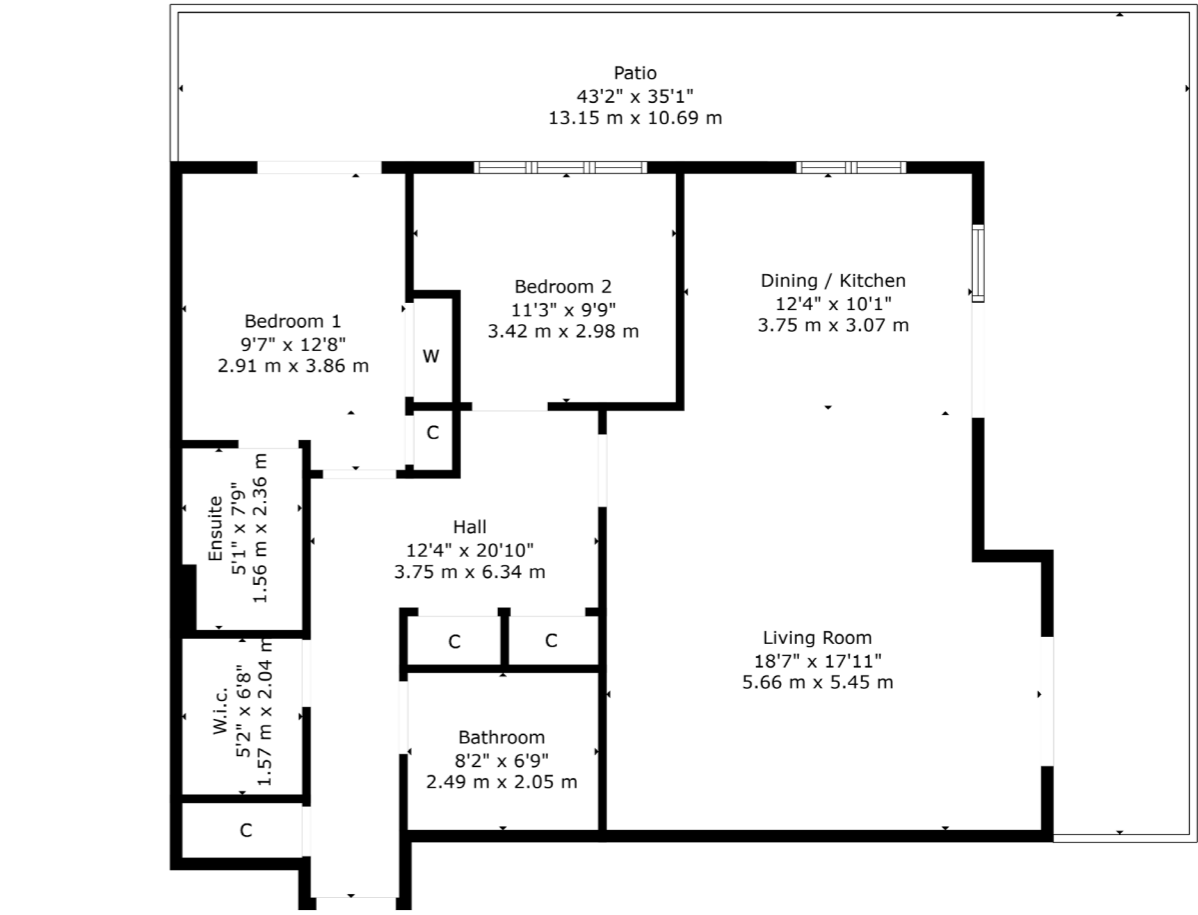
1 | PUBLIC ROOM

Flat 0/3 at 8 Kelvindale Court is a fabulous ground floor, modern flat with allocated parking and wraparound south facing terrace, located in the highly sought after Kelvindale area.

The building is initially accessed via a security-controlled entry which leads to a well-kept communal hallway with access to all floors. The internal accommodation extends to; welcoming reception hall with ample storage off, spacious open plan lounge with triple aspects, and modern kitchen off, boasting integrated appliances, base and wall mounted units, space for dining and direct access out the south facing terrace, which is exclusive to the property. There are two generous sized double bedrooms, with the principal benefitting from built-in storage, Juliet balcony and an en-suite shower room. A large family bathroom with over bath shower completes the accommodation on offer.

The property benefits from gas central heating, double glazing, access to a communal bike store and bin store, and as previously mentioned, exclusive use of the terrace and an allocated parking space.





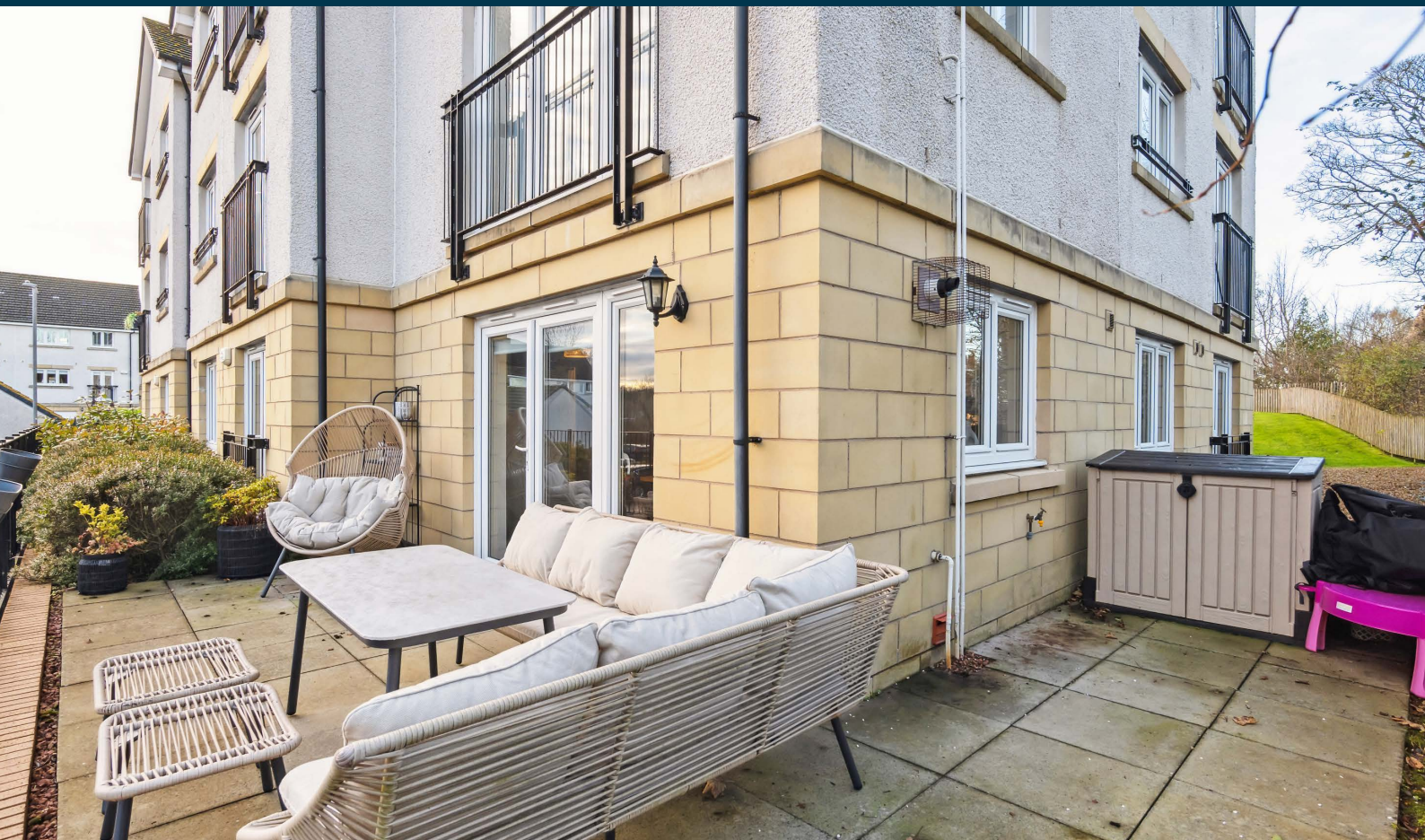
Kelvindale is a popular district in the West End of the city. Kelvindale shares the postcode G12 with the neighbouring districts of: Kelvinside, Hillhead, Hyndland and Dowanhill. The area is characterised by traditional interwar housing, formed of tenements and semi-detached houses, and is extremely popular with young families due to excellent schooling at Kelvindale Primary and Cleveden Secondary School. Many of the street names in the area are named after places in England. These include Colchester Drive, Beaconsfield Road, Manchester Drive, Leicester Avenue, Northampton Drive, Southampton Drive and Weymouth Drive. A few are also named after Scottish place names, including Grandtully Drive and Fortingall Avenue.

There are a number of local amenities to be found on Cleveden Road including the popular 111 by Modou (formerly 111 by Nico) restaurant, with a wider selection of shops and amenities on Hyndland Road, Byres Road and at Anniesland. Bus services operate on Cleveden Road and Great Western Road, and there are railway stations at Kelvindale, Hyndland and Anniesland.

WE5206 | Sat Nav: 8 Kelvindale Court, Kelvindale, Glasgow, G12 0HA

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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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