



FLAT 4 7 LANCASTER CRESCENT
KELVINSIDE

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4 | BEDROOMS
2 | BATHROOMS
1 | PUBLIC ROOM

This impressive top floor conversion offers generous proportions and extremely flexible living space, and is situated in one of Kelvinside's most desirable locations.

The former blonde sandstone townhouse has been converted with Flat 4 occupying the entire top floor, which would have previously been home to the billiard room in the terrace. The building is accessed via a secure entry system leading to an impressive residents' hall that has some wonderful original features including decorative pillars cornice work and original staircase.

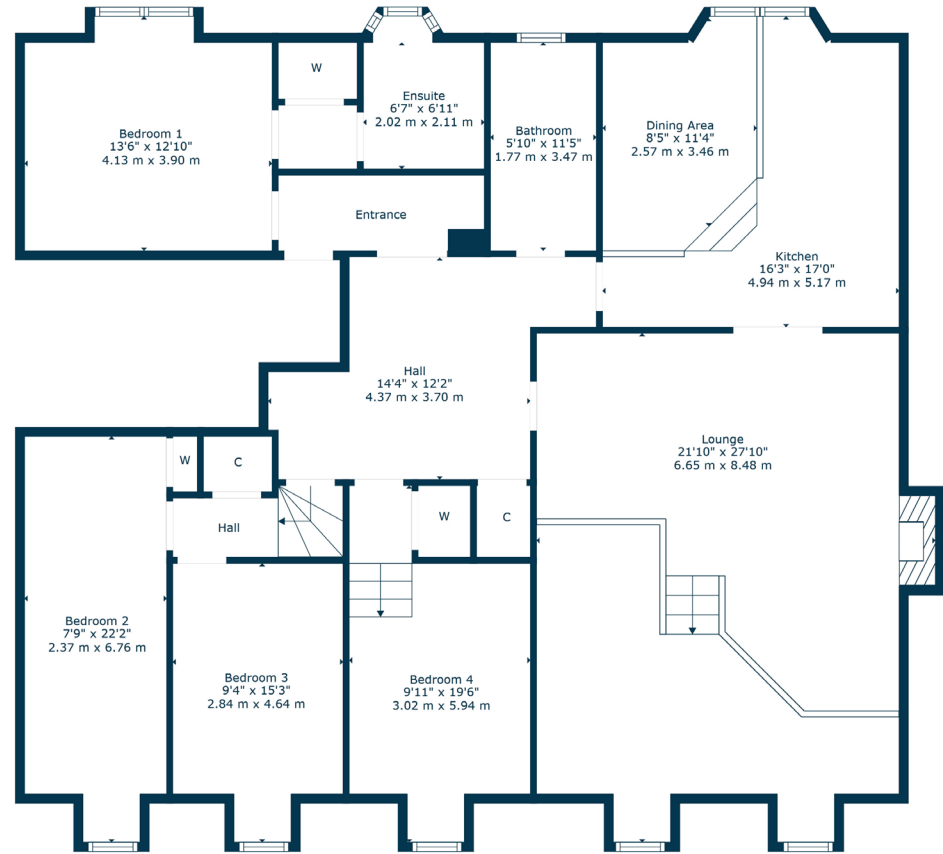
The internal accommodation, which has been recently redecorated, comprises: a large welcoming reception hall with a stunning cupola that pours natural light into the property, a spacious living room, with raised landing allowing for a separate seating/dining area, and leads to a beautiful brand-new dining kitchen, which also has a raised area for dining, and excellent storage. The property has four well-proportioned bedrooms, with the principal benefitting from an ensuite shower room, and a large family bathroom completes the accommodation on offer.

In addition, the property has gas central heating, south facing aspects which allows plenty of light in, communal rear courtyard and free, on street parking.









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 Clevedon 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.

WE5222 | Sat Nav: Flat 4 7 Lancaster Crescent, Kelvinside, Glasgow, G12 0RR

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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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