



FLAT 4 2 KIRKLEE GARDENS

KELVINSIDE

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Flat 4 2 Kirklee Gardens is a stunning, two bedroom top floor flat situated within a blonde townhouse conversion on a charming tree-lined terrace in Kelvinside, complete with allocated, off street parking with electric charging point.

Entrance to the building is via a residents' controlled entry system, leading to an immaculate residents communal hallway. The internal accommodation comprises; welcoming reception hallway with storage cupboard and skylight that floods the property with natural light, and a fantastic dual aspect, split level lounge/dining room, complete with feature copula and gas fireplace. There is a superb, modern kitchen, complete with breakfasting island, wine fridge and excellent storage, and two generous sized double bedrooms, with the principal benefitting from a recently upgraded en suite shower room and built in wardrobe space. Finally, a family bathroom with shower over bath and underfloor heating completes the accommodation on offer.

The property has gas central heating, secure entry system, excellent eves storage throughout, communal grounds and as previously mentioned, to the rear is off street, gated parking where the property has exclusive use to an allocated space with electric charging point.





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.

WE5233 | Sat Nav: Flat 4 2 Kirklee Gardens, Kelvinside, Glasgow, G12 0SG

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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