



3/1 62 KELVINGROVE STREET
KELVINGROVE

www.corumproperty.co.uk





3 | BEDROOMS

2 | BATHROOMS

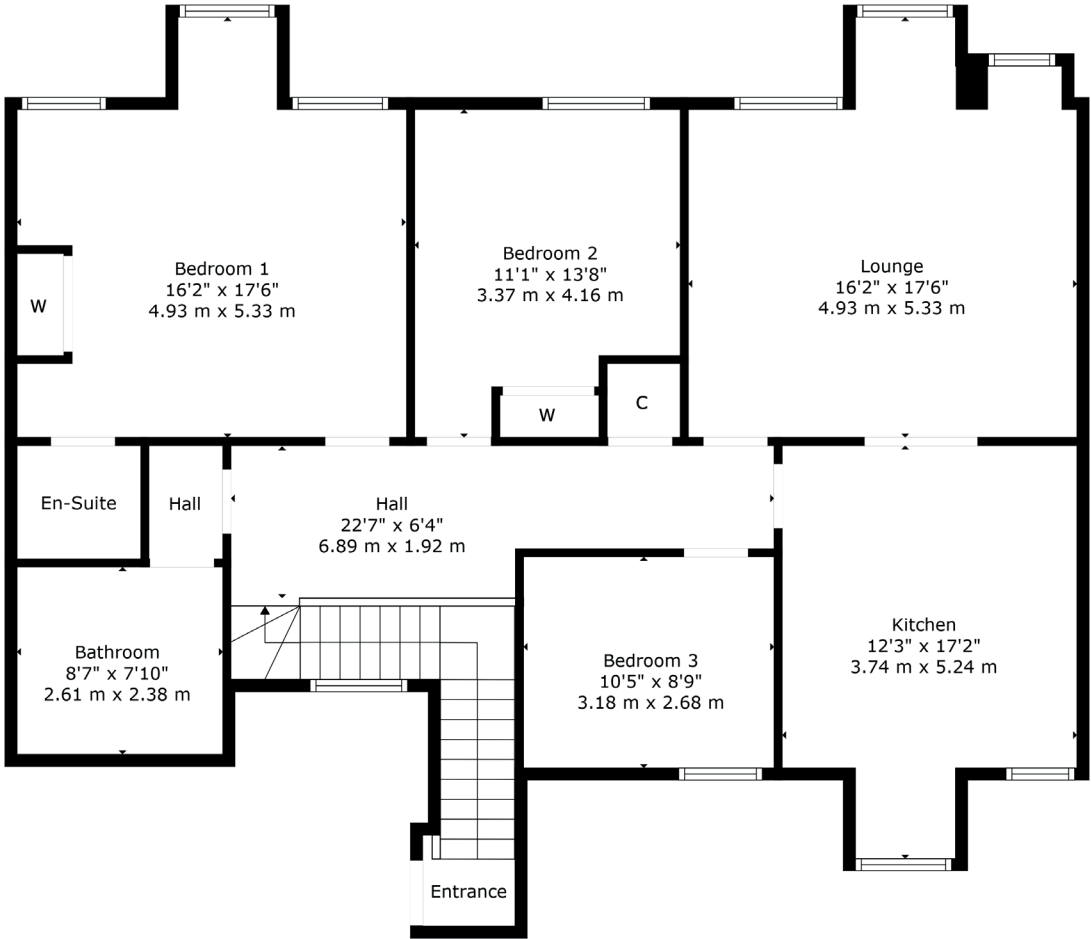
1 | PUBLIC ROOM

A fantastic opportunity in the form of this top (third) floor flat, situated in the heart of Kelvingrove, boasting fantastic open aspects over Kelvingrove Square and Park. This property is exceptionally well placed to take advantage of the bustling Finnieston district with an enviable selection of superb restaurants and bars nearby.

The blonde sandstone tenement is initially accessed via a secure entry into a well-presented communal hall with stairs leading to the upper levels. The accommodation comprises: large reception hall with storage off and access to all apartments, front-facing lounge with open outlook onto the square, and direct access to a good-sized dining kitchen to the rear. There are two spacious double bedrooms, with the principal benefiting from an en-suite shower room, and a smaller third bedroom to the rear. To complete the internal accommodation, there is a well-appointed family bathroom.

In addition, the property has electric heating, mixture of double and single glazed units and residents on street permit parking can be applied for via Glasgow City Council.





This property is exceptionally well placed to take advantage of the bustling Finnieston district with an enviable selection of superb restaurants and bars nearby, including The Ox & Finch, The Gannet, Six by Nico, The Kelvingrove Café, The Crabshakk and The Finnieston. Finnieston Street is a major junction on the Clydeside Expressway, and on 18th September 2006, was augmented with the addition of the Clyde Arc (known locally as "The Squinty Bridge") over the River Clyde.

Finnieston is also home to the SEC and the world-renowned OVO Hydro, where many events and concerts are held.

Public transport is available by bus and rail and there are excellent road links to Glasgow City Centre, via the Clydeside Expressway, the Clyde Tunnel and motorways.

WE5251 | Sat Nav: 62 Kelvingrove Street, Kelvingrove, G3 7SA

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.



WE'RE **SOLD** ON
YOUR FUTURE



Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendenq@corumproperty.co.uk

www.corumproperty.co.uk