



91 KELVIN COURT
CLAYTHORNE

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

91 Kelvin Court is a highly sought after, three-bedroom flat situated in an elegant Art Deco building, designed by J N Fatkin of Newcastle. It was built between 1937 & 1938 and consists of two H plan blocks of luxury flats. The construction of the luxury flats was rare in Glasgow at the time, although the development bears strong similarities to blocks of luxury flats that were built by property speculators in and around London during the 1930's.

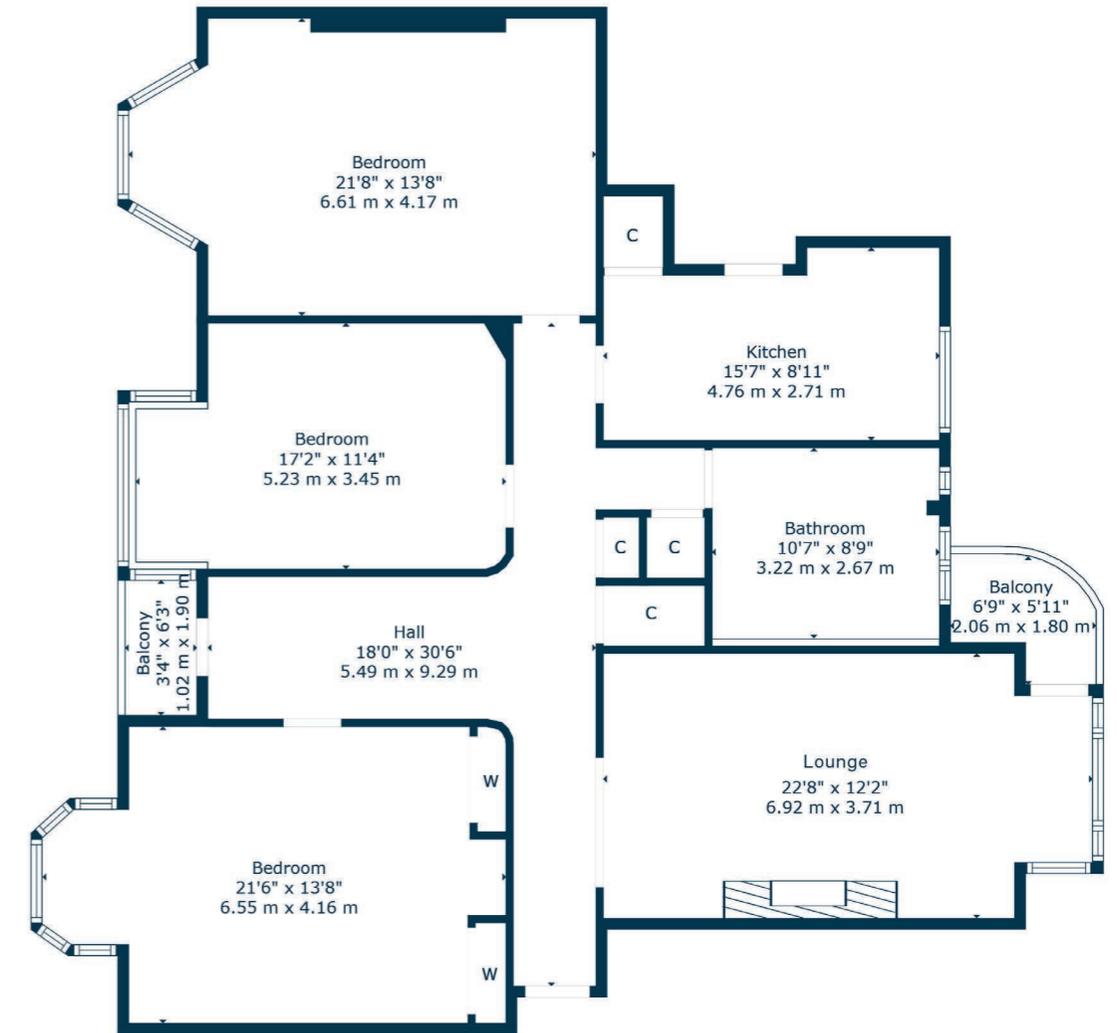
On entering the building, a wonderful period communal hallway provides lift and stair access to all levels. The generous internal accommodation, which is situated on the second floor, has been well maintained by the current owners and comprises; a large welcoming reception hall with excellent storage off, a spacious formal lounge situated to the rear of the property with southerly aspects and balcony off, and three large double bedrooms to the front, one of which is currently utilised as a dining room. All bedrooms have wonderful bay windows with the principal bedroom also benefitting from large fitted wardrobes. There is also a stylish kitchen (with back door to rear common stair and maintenance lift) and a spacious family bathroom with separate bath and shower.

The property benefits from balconies to both the front and rear of the property allowing for morning and afternoon sun in the warmer months, and also has gas central heating, double glazing, attractive landscaped residents' gardens, and residents' parking.









The Claythorne district is located within close proximity to a wide range of excellent amenities and recreational facilities, which can be found at Anniesland, Jordanhill and Hyndland. A fantastic selection of comprehensive and independent schools are located nearby.

There is a railway station at Anniesland and bus services operate on Great Western Road. There are also good road links to the City Centre, M8 motorway and Glasgow International Airport.

The property is well placed for access to a number of major employers, including Glasgow University and several hospitals.

WE5254 | Sat Nav: 91 Kelvin Court, Claythorne, Glasgow, G12 0AH

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

Tel: 0141 357 1888

Email: westendnq@corumproperty.co.uk

www.corumproperty.co.uk