



FLAT 1 28 CLEVEDEN DRIVE
KELVINSIDE

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2 | BEDROOMS

1 | BATHROOM

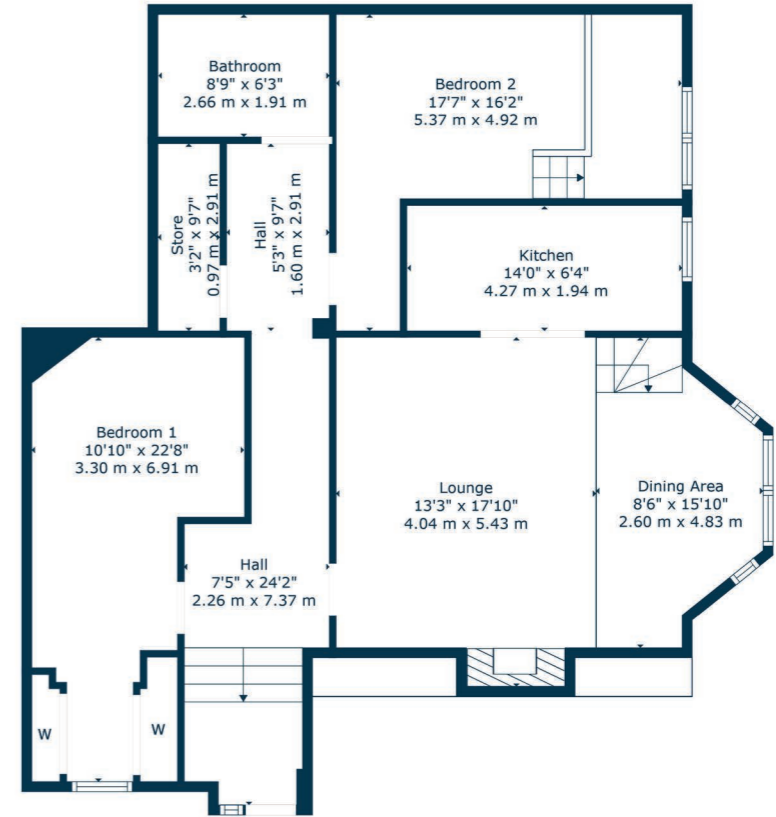
1 | PUBLIC ROOM

This stunning, main door, two-bedroom apartment is situated in the ever-popular Kelvinside district of Glasgow's West End. An enviable spot surrounded by beautifully presented communal gardens and is in close proximity to an abundance of local amenities.

Internally, the accommodation comprises; welcoming reception hallway with storage/utility cupboard off, and access from the hall to the cellar where there is ample communal storage space. There is a bright and spacious lounge to the front with open outlook over the gardens, log burning stove and elevated dining area with glass balustrade, and a modern galley style kitchen off the lounge, boasting a range of base and wall mounted units. There are two good sized double bedrooms, both offering ample space for free standing storage, with the front facing bedroom boasting an elevated study space and the principal bedroom offering in-built storage. To complete the internal accommodation, there is a well-appointed modern bathroom with three-piece suite and shower over bath.

In addition, the property has gas central heating, sash and case windows, stain glass windows, Hive heating system, Ring doorbell, well-maintained communal gardens and 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 Cleveden 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.

WE5255 | Sat Nav: Flat 1 28 Cleveden Drive, Kelvinside, Glasgow, G12 0RX

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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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