



**0/1 4 NORMAL AVENUE**  
JORDANHILL

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2 | BEDROOMS

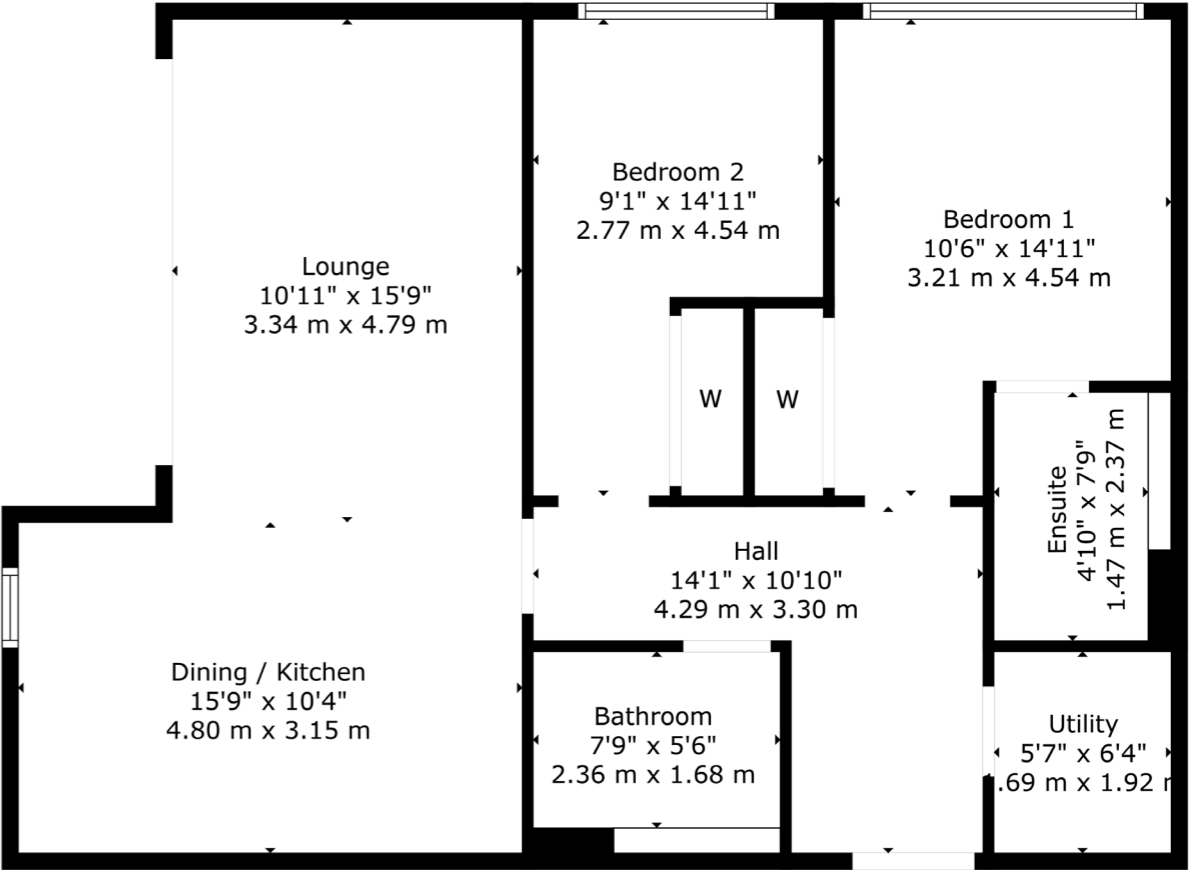
2 | BATHROOMS

1 | PUBLIC ROOM

Jordanhill Park, the award winning development by Cala, is a truly unique development offering the perfect blend of city and country living. Set within acres of lush parkland and just a short distance from Glasgow City Centre, this historic location provides a dynamic environment where life can flourish and grow. The Beech Collection, located just off Southbrae Drive, is part of the first phase of this exceptional development, and apartment 0/1 is a stunning, beautifully finished two-bedroom, ground-floor flat that comes with private allocated parking and a secluded garden.

The building is accessed via a secure entry system leading to a welcoming residents' reception hall. Inside, the property features a spacious hallway with an excellent utility and storage cupboard, along with exquisite wood panelling. The open-plan living area, with a two-tone dining kitchen, is ideal for modern living. Both large double bedrooms are equipped with built-in wardrobes, and the principal bedroom benefits from a stylish en-suite shower room. There is also a well-appointed family bathroom. The kitchen is German-crafted by Nolte, featuring high-end Siemens appliances, and the bathrooms boast elegant Laufen sanitaryware and full-height wall tiling by Porcelanosa. The flat also offers gas central heating and double glazing throughout. The south-facing paved terrace off the lounge provides an abundance of natural light and serves as a perfect outdoor space to relax and entertain during the warmer months. The property is finished to an exceptional standard and is a true reflection of the current owners' impeccable taste.





Jordanhill Park is thoughtfully designed to offer a serene living environment within easy reach of Glasgow's West End and the city centre. Residents can enjoy cosmopolitan cafes, restaurants, and bars, and explore a range of art galleries, museums, parks, and the renowned shopping destinations of Glasgow. For families, the area is well-served with a variety of primary and secondary schools, including highly regarded private schools.

Several of Glasgow's most popular parks, including Victoria Park, are nearby, offering excellent outdoor activities for children and families. Jordanhill Park is well-connected with walking distance to train stations and bus routes, and close to major road networks, making commuting and leisure travel effortless. This development offers something for everyone, combining peaceful parkland living with the vibrancy of city life.

**WE5261** | Sat Nav: 4 Normal Avenue, Jordanhill, Glasgow, G13 1FD

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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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