



**0/1 1 LANCASTER CRESCENT**  
KELVINSIDE

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2 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Originally designed by Henry Higgins and built in 1898, the villa at Lancaster Crescent underwent an extensive redevelopment in 2018/19, preserving its charm while enhancing its features. The property boasts a stunning private garden and a grand resident's hall with remarkable original details, including an impressive staircase, pillars, cornicework, a striking stained glass front door, and an ornate cupola, that fills the space with natural light.

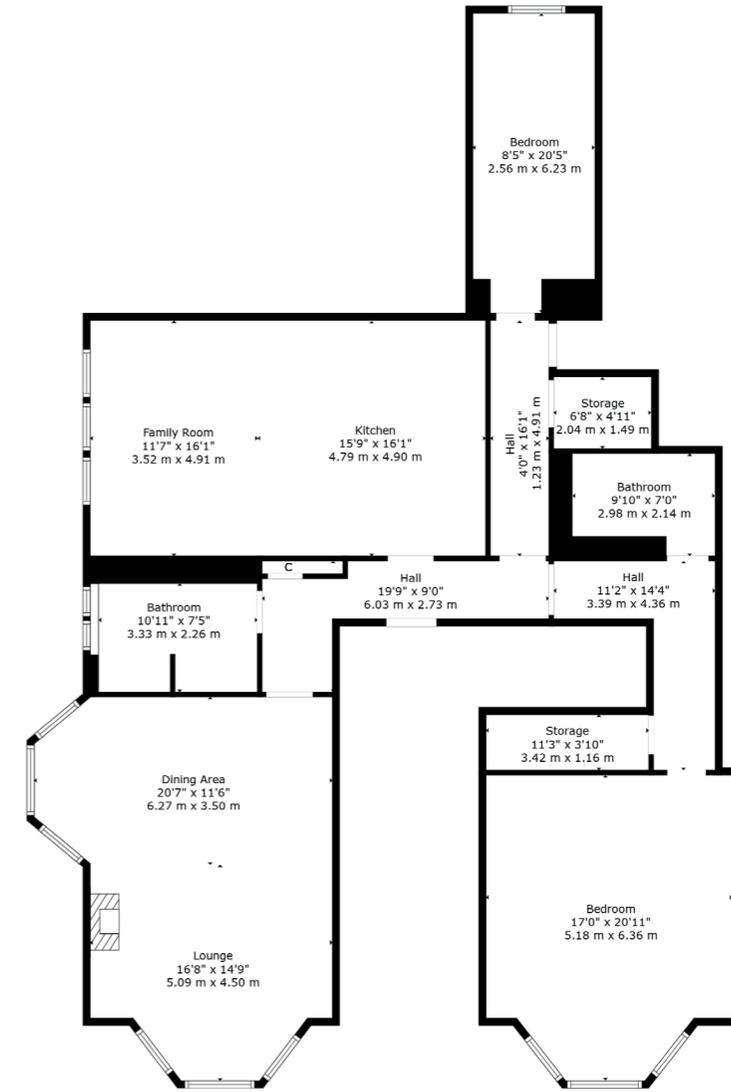
The internal accommodation includes a spacious reception hall with stylish oak flooring, leading to the magnificent formal sitting and dining room. This room, featuring a double bay window, offers delightful views over the private garden and includes a feature gas fire, decorative cornicework, and elegant panelling – a truly remarkable space. The dining kitchen is a chef's dream, with a large central island, sleek countertops, and top-of-the-line integrated appliances.

There are two generously sized double bedrooms, with the principal bedroom featuring a bay window, ample fitted wardrobes, and beautiful cornice detailing. The two Porcelanosa bathrooms are modern and sleek, and throughout the property, you will find generous storage and tasteful décor, demonstrating a careful blend of character and modern living.









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.

**WE5270** | Sat Nav: 1 Lancaster Crescent, Kelvinside, Glasgow, G12 0RR

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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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