



1/2 76 CLOUSTON STREET

NORTH KELVINSIDE

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

This stunning property has breathtaking open aspects across the Kelvin and having been fully refurbished in recent years, the property is presented in walk in condition.

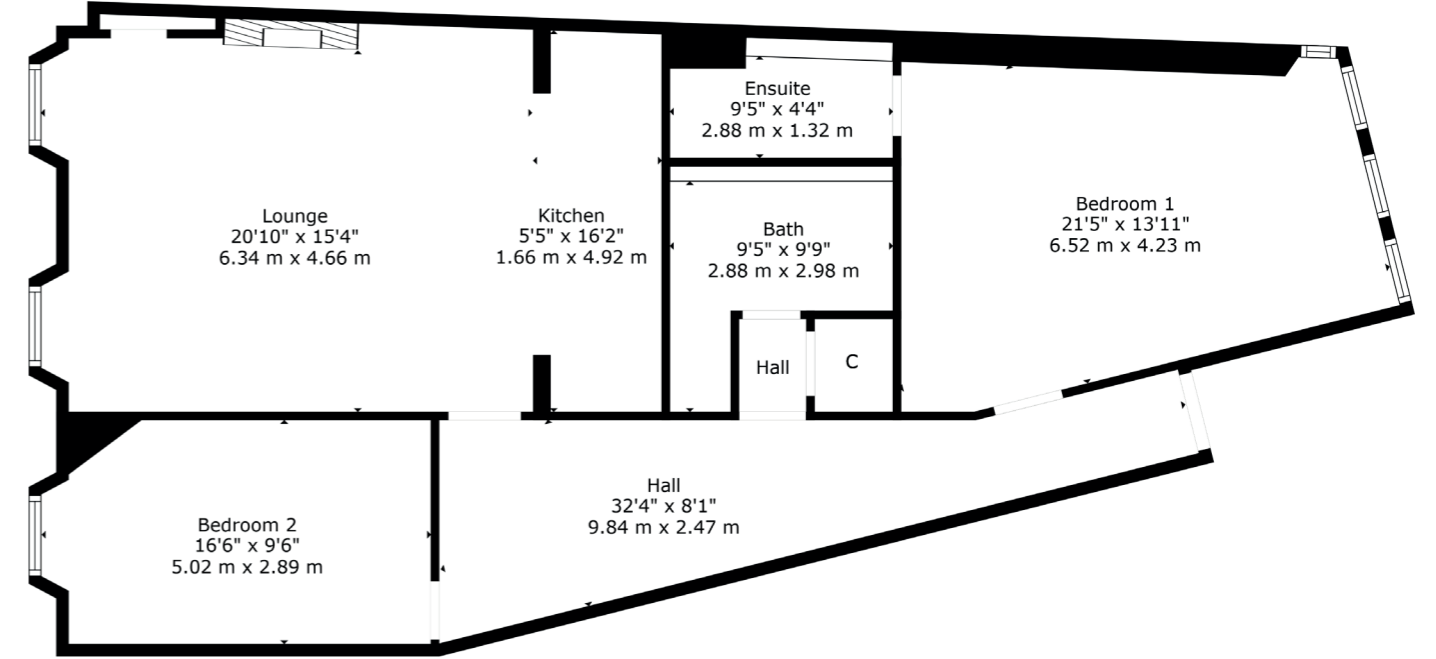
Initially entered via a secure entry system into an impressive resident's hall, the property is then accessed on the preferred first floor via a further entrance vestibule providing secure storage.

Internally, the spacious and versatile reception hall has storage off and offers access to all apartments. The spectacular open plan lounge/dining kitchen spans over 25ft in length and is the true heart of the home, offering a superb living and entertaining space.

Immaculate double-glazed sash and case windows naturally flood the space with light and the lounge offers original features such as stunning cornice work and original fire surround. The kitchen is open to the ample dining area and boasts a range of modern base and wall mounted units with a range of fitted appliances.

The apartment has two large bedrooms, again with open aspects. The principal bedroom boasts grand proportions and has access to a stylish Porcelanosa en-suite. In addition, there is a further wonderful Porcelanosa family bathroom with separate shower cubicle and three-piece suite. The property also benefits from gas central heating, quality double glazed sash and case windows and on street permit parking can be requested via Glasgow City Council.





North Kelvinside is close to Byres Road and Great Western Road which provides an array of excellent amenities including bars, restaurants, delicatessens and retailers including Paesano Pizza, Cottonrake Bakery, Roots Fruits & Flowers, La Lanterna and Farrow & Ball. The River Kelvin Walkway, Botanic Gardens and Kelvingrove Park are also nearby.

Public transport is also available with a choice of Kelvinbridge underground, railway and bus routes to Glasgow City Centre and beyond.

There is private schooling available at Kelvinside Academy on Kirklee Road and on Great Western Road at Glasgow Academy and The High School of Glasgow. There are also a number of excellent local primary and secondary schools. Glasgow University is situated on University Avenue just off Byres Road, and provides first class further education.

WE5272 | Sat Nav: 76 Clouston Street, North Kelvinside, Glasgow, G20 8QY

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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