



**0/1 7 WINTON DRIVE**

KELVINSIDE

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

This stunning three-bedroom conversion nestled within a striking blonde sandstone semi-detached villa is located in the highly desirable Kelvinside area of Glasgow's West End. The property is set amidst beautifully maintained garden grounds and offers off-street parking for one car, along with free on-street parking. Additionally, there is a shared rear courtyard for residents.

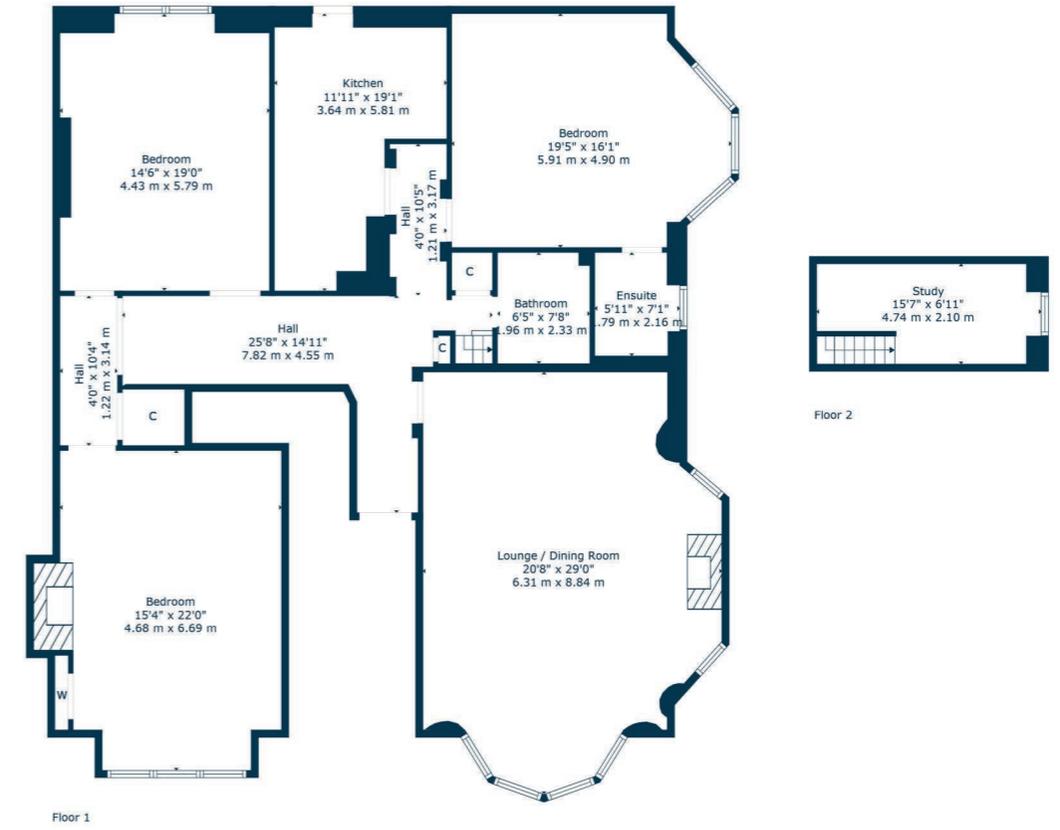
A sweeping driveway leads to the main entrance, which provides secure access to a well-presented residents' hall. This apartment occupies the entire ground floor, offering generous, flexible living space of over 2000 sq.ft. The highlight of the property is the elegant formal lounge, which boasts ample room for dining, dual-aspect bay windows, an original feature fireplace, and hardwood flooring throughout.

There are three generously sized double bedrooms, with particular attention to the front-facing bedroom, which features a charming fireplace and decorative cornice details. The property also includes a spacious dining kitchen with direct access to the communal rear courtyard. The family bathroom and an en-suite in the rear principal bedroom, which also features a stunning bay window, further enhancing the space. Additionally, there is a very useful mezzanine-level study off the hall and the property benefits from gas central heating throughout.









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, Downhill 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.

**WE5291** | Sat Nav: 0/1 7 Winton Drive, Kelvinside, Glasgow, G12 0PZ

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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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