



**0/2 29 BELLSHAUGH GARDENS**  
KELVINSIDE

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- 2 | BEDROOMS
- 1 | BATHROOM
- 1 | PUBLIC ROOM

**0/2 29 Bellshaugh Gardens is a superb, two-bedroom ground floor apartment within an attractive, landscaped modern development and is located in the highly desirable Kelvinside district.**

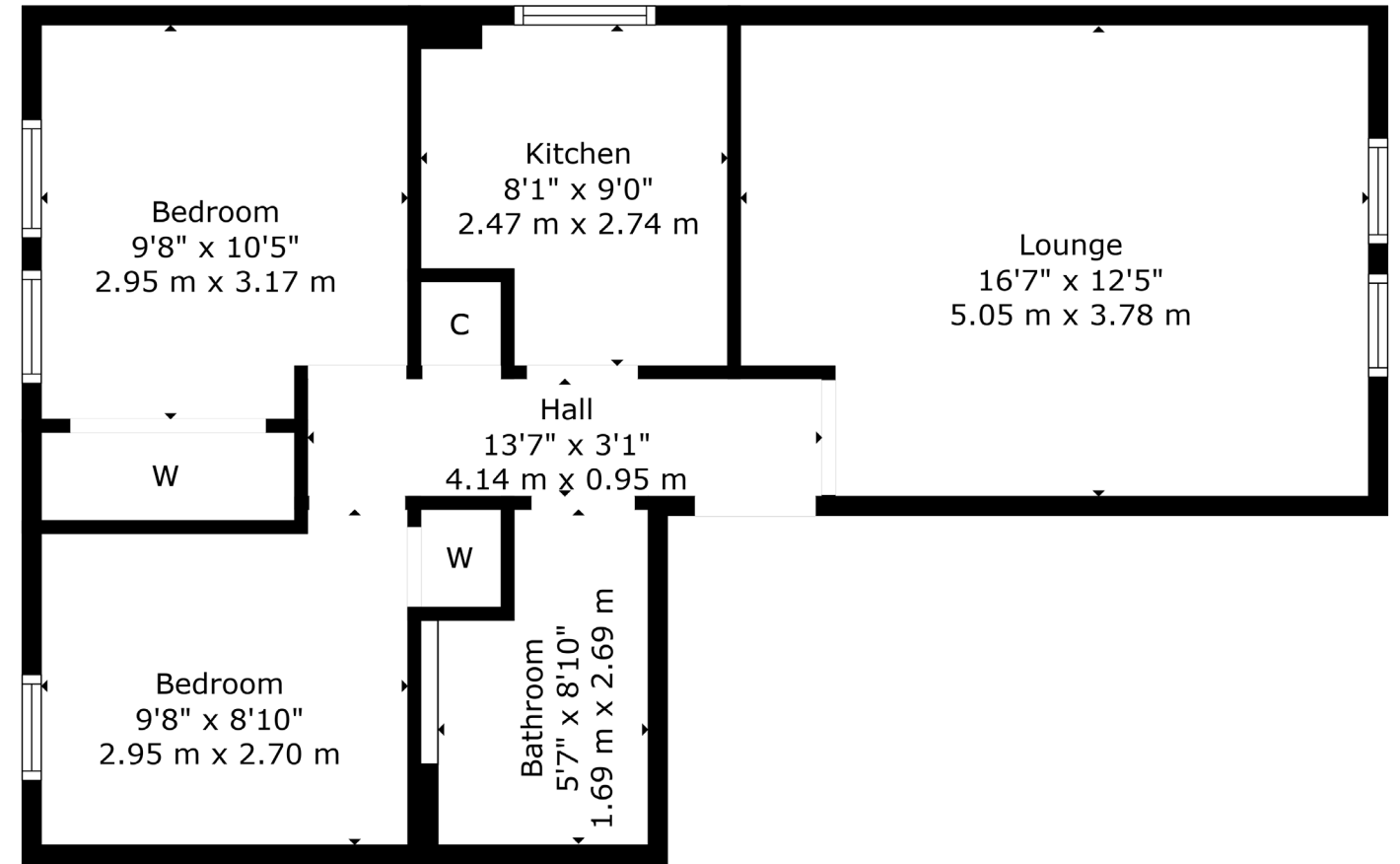
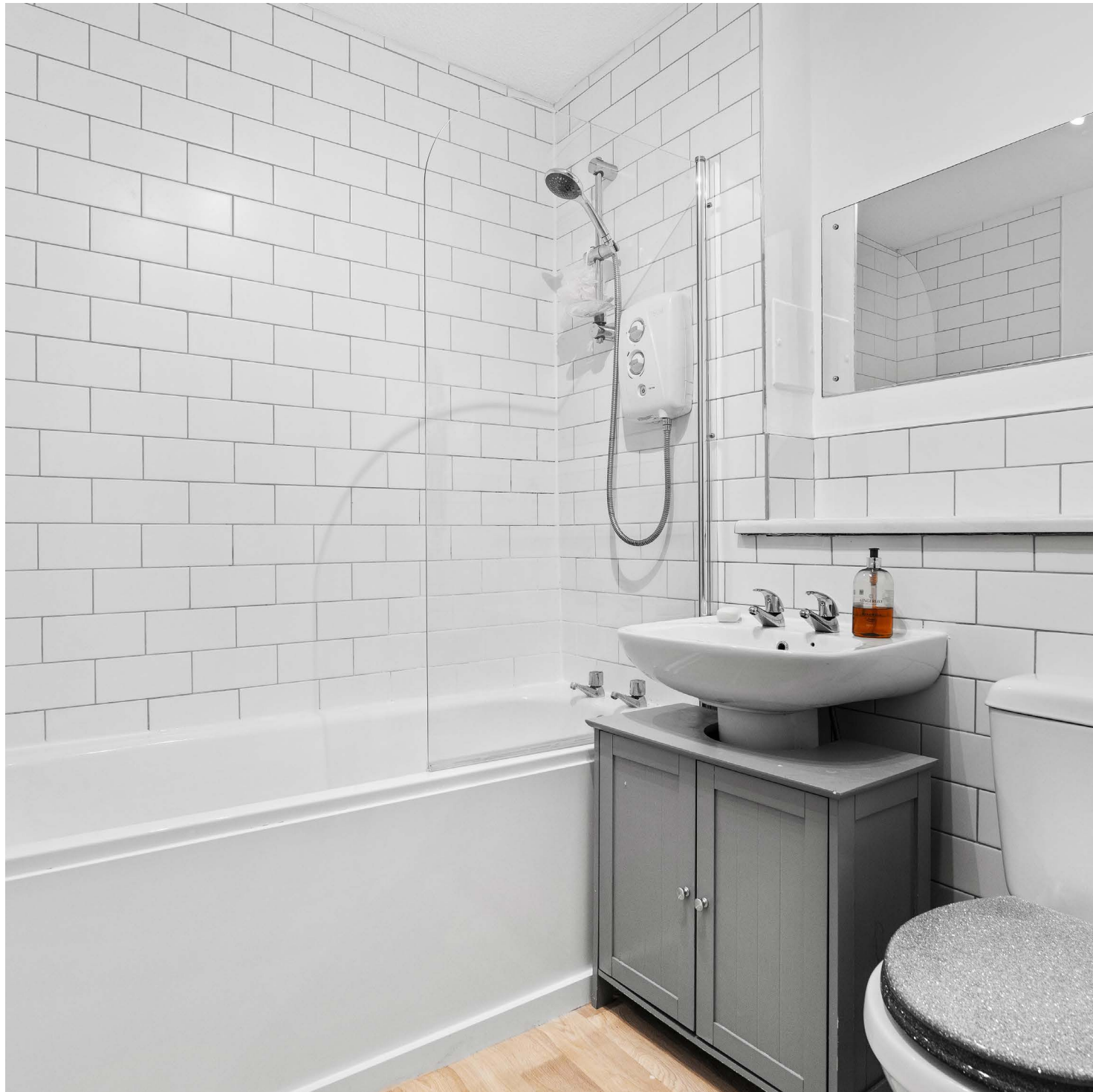
The building is entered via a secure entry system into a well-maintained communal hall and the internal accommodation comprises: welcoming hall with storage cupboard off, lounge/ dining room to the front overlooking the well-maintained communal grounds, modern fitted kitchen boasting a range of base and wall mounted units and two good-sized double bedrooms, both with built-in storage. A modern three-piece suite bathroom completes the accommodation on offer.

The property also benefits from double glazed windows, secure door entry system, landscaped residents' gardens and residents 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 Clevedon 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.

**WE5360** | Sat Nav: 29 Bellshaugh Gardens, Kelvinside, Glasgow, G12 0SA

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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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