



**9A BEACONSFIELD ROAD**

KELVINSIDE

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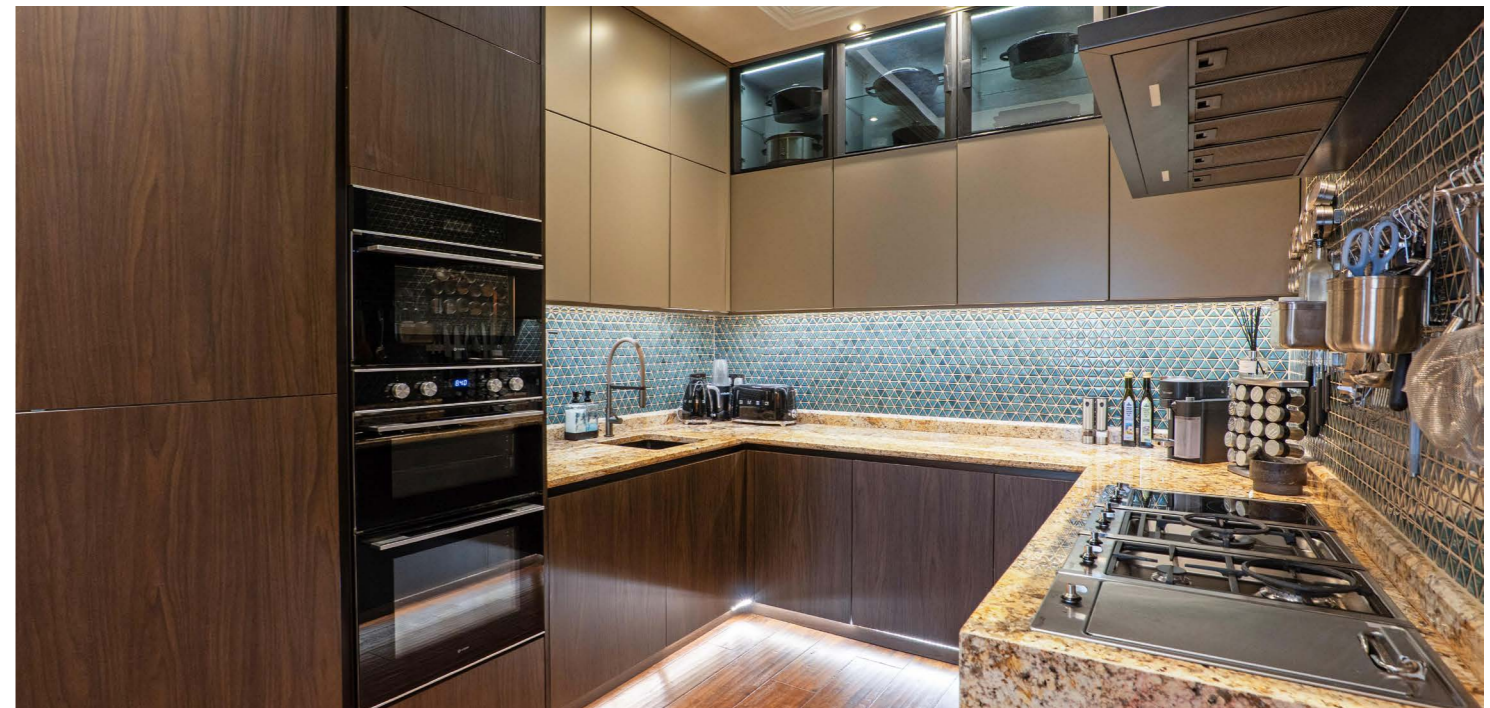
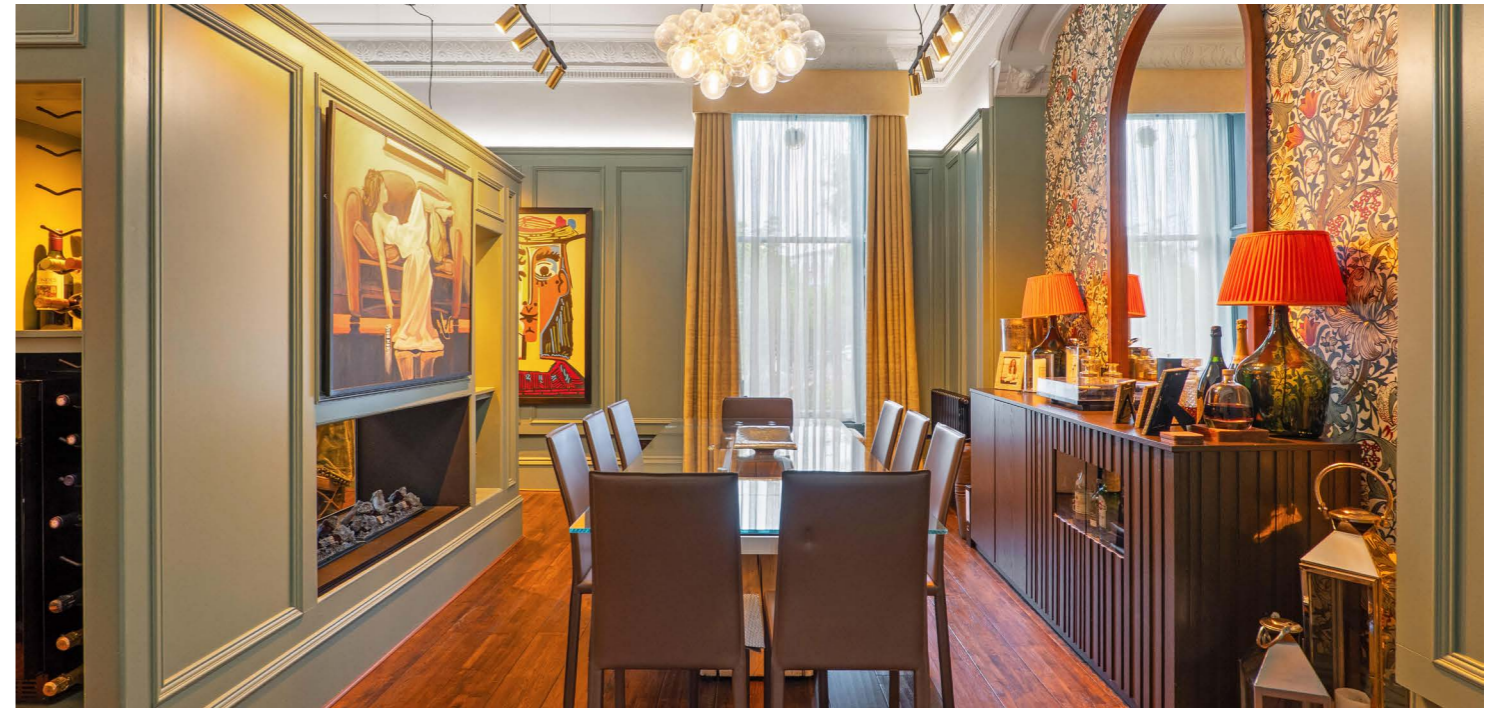


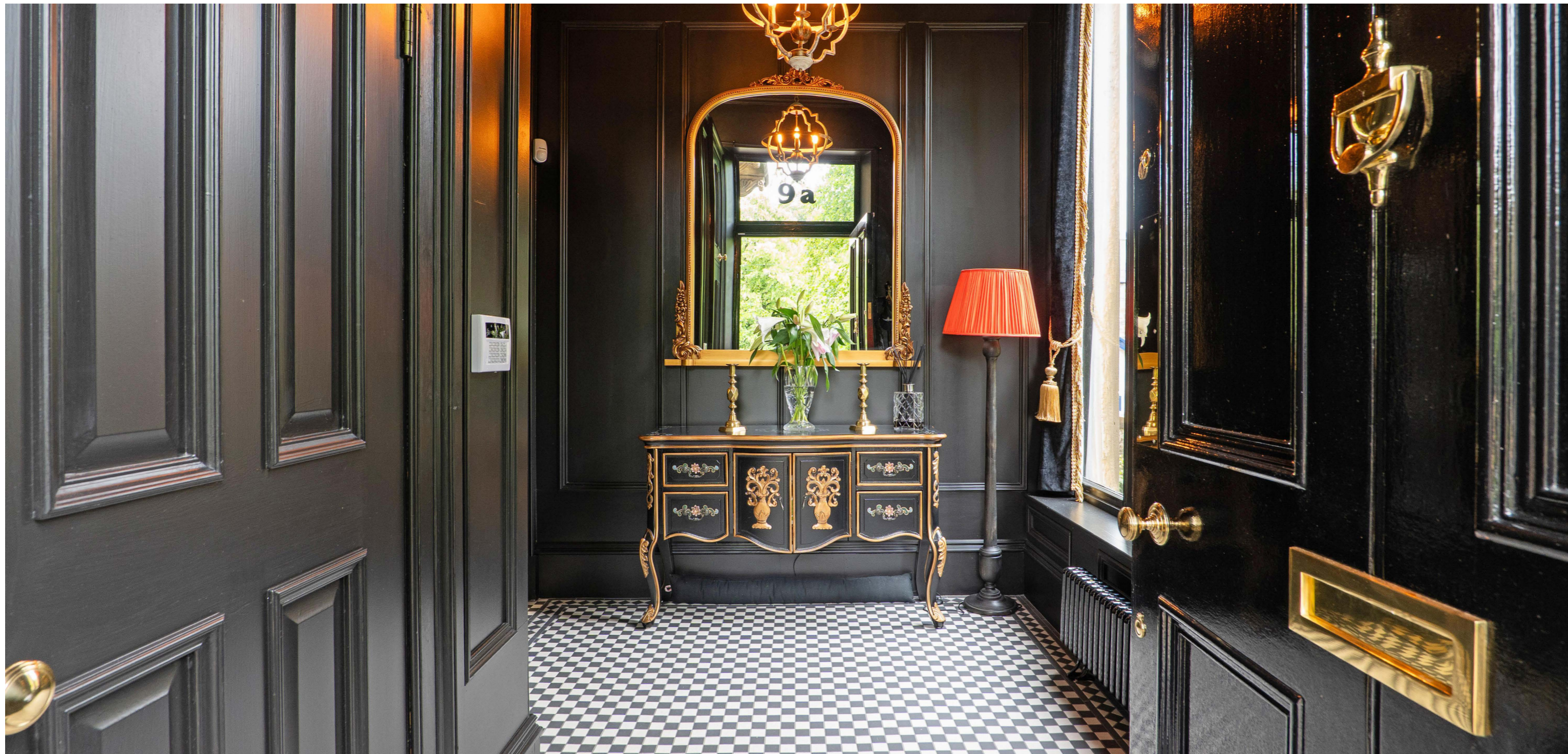
- 3 | BEDROOMS
- 2 | BATHROOMS
- 1 | PUBLIC ROOM

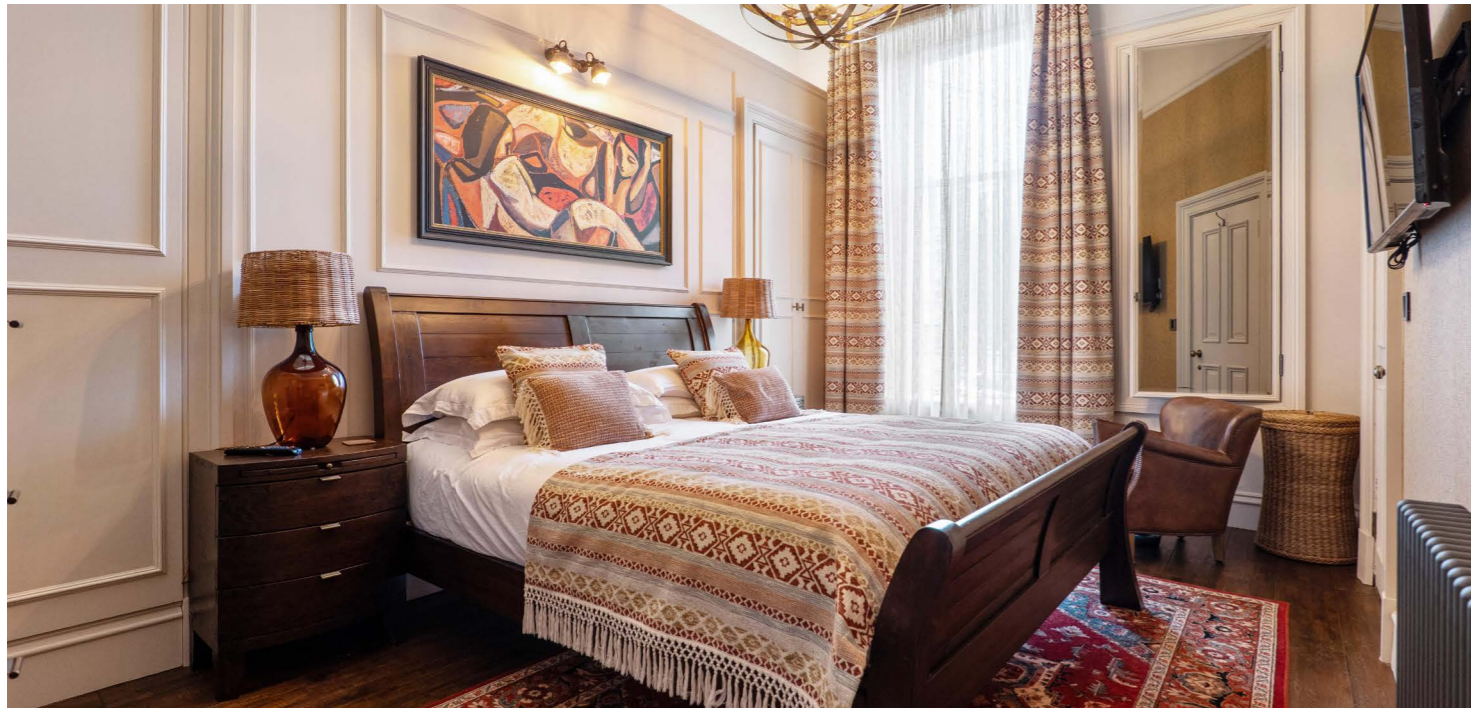
**9A Beaconsfield Road is a magnificent, newly refurbished, three bedroom, main door flat. Situated on elevated ground floor within an elegant end terrace, Kelvinside townhouse built circa 1883, the property is set within attractive mature residents' gardens.**

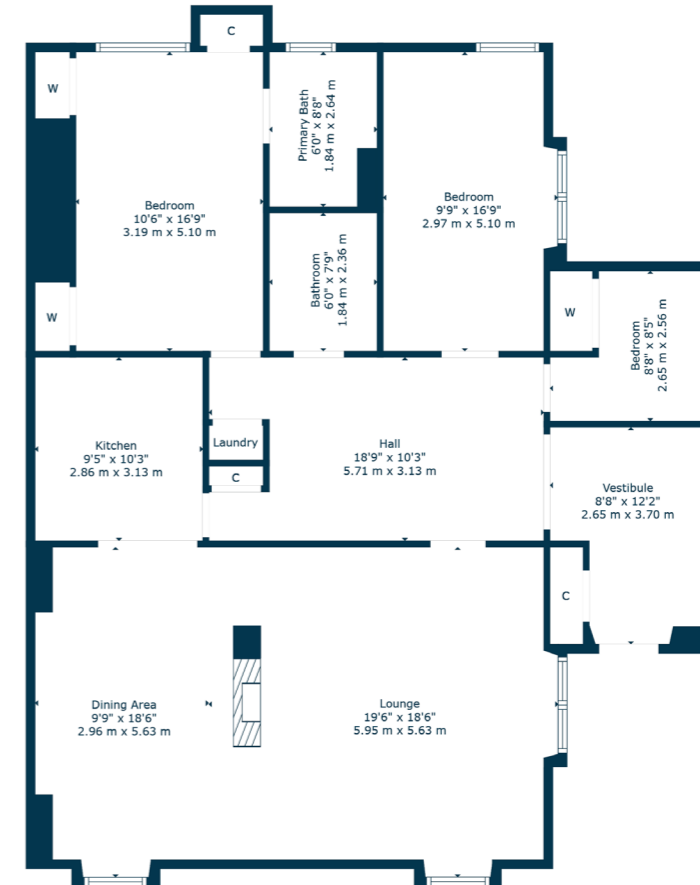
The stylish interior comprises; welcoming entrance vestibule with cloakroom, double doors leading to an elegant reception hall with wood paneling and utility cupboard off, and formal lounge with feature fireplace and dining area, which in turn leads to the modern fitted kitchen. There are three stylish bedrooms with feature paneling and built-in wardrobes, with the principal also benefitting from a beautiful en suite shower room. An equally beautiful bathroom off the hall, completes the accommodation on offer.

The property also benefits from gas central heating, well maintained residents' gardens and a private, allocated parking space to the rear.









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.

**WE5366** | Sat Nav: 9A Beaconsfield Road, Kelvinside, Glasgow, G12 0PJ

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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