



FLAT 5 28 CLEVEDEN DRIVE

KELVINSIDE

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

This stunning first-floor, three-bedroom conversion is nestled within a handsome B-listed blonde sandstone villa designed by J. C. McKellar around 1905. Meticulously renovated by the current owners, the flat is presented in impeccable condition throughout, combining tasteful period features with contemporary luxury. Located in the heart of Kelvinside, one of the West End's most sought-after neighbourhoods, it commands delightful views over mature, tranquil communal gardens.

You enter through a secure-entry system into a beautifully redecorated communal hallway, then ascend to the flat's welcoming reception hall, which offers ample storage and a useful laundry room. The spacious lounge features a charming bay window and a striking gas fireplace, all set against stunning hardwood flooring laid in a herringbone pattern. Adjacent lies a beautifully appointed dining kitchen, complete with stone worktops, a central island, quality integrated appliances including instant hot water tap and warming drawer, and generous cupboard space, perfect for both everyday family life and entertaining.

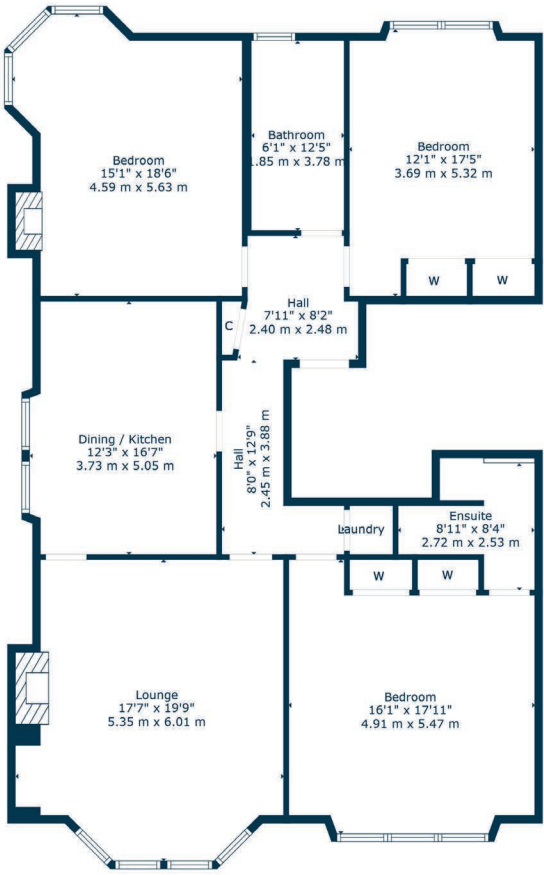
The large principal bedroom is a peaceful retreat with a sleek en-suite shower room, while the two further bedrooms are well-proportioned and all offer generous storage. One of the bedrooms is currently used as a home office and benefits from its own bay window, filling the space with natural light. A luxurious four-piece family bathroom serves the property, matching the high standard of finish found throughout.

Further enhancing the appeal are refurbished sash-and-case windows fitted, with double glazing in the lounge, gas central heating and the convenience of free on-street parking. Every detail, from the restored period features to quality modern fixtures, has been carefully considered, allowing the property to effortlessly balance its historic character with contemporary 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.

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.

WE5367 | Sat Nav: Flat 5 28 Cleveden Drive, Kelvinside, Glasgow, G12 0RX

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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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