



2/2 13 REDLANDS ROAD
KELVINSIDE

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

2/2 13 Redlands Road is a spacious and highly sought after three-bedroom corner position flat, with allocated underground parking, in the heart of the desirable Kelvinside area, ideally placed to access a wealth of local amenities and transport links.

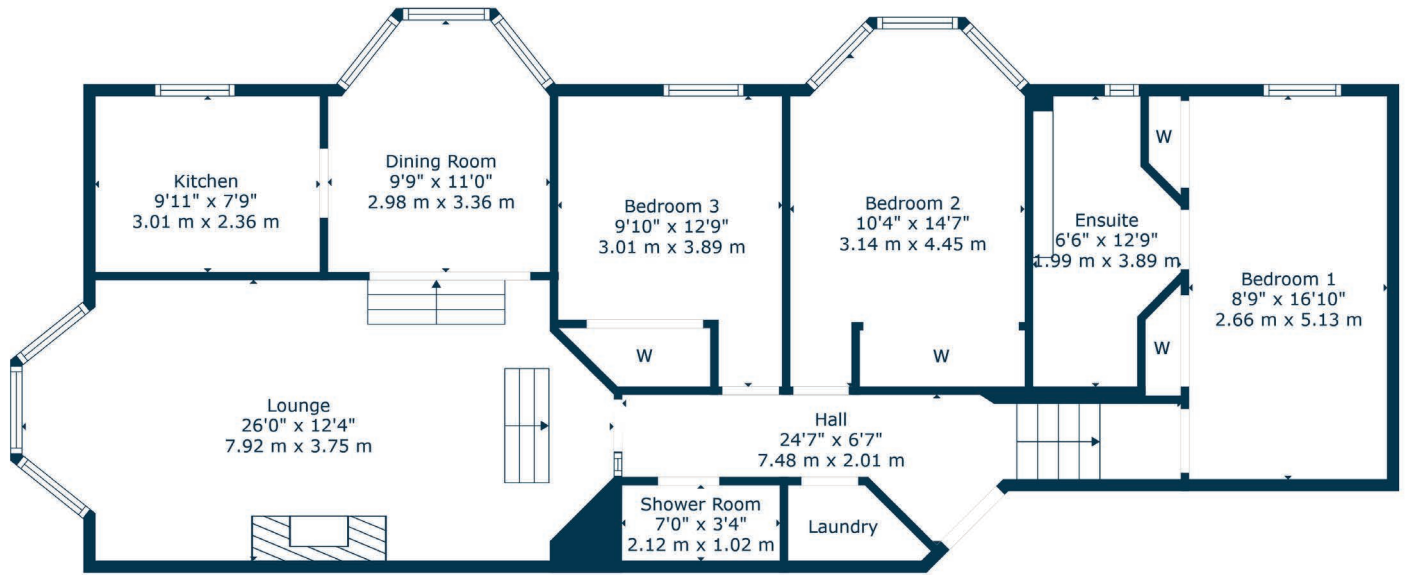
Entrance to the building is initially accessed via a secure door entry system, leading to a well-kept residents' communal hallway. The expansive internal accommodation extends to; a welcoming reception hallway with utility storage cupboard and shower room with WC off, and a striking dual aspect bay window lounge, that floods the property with natural light, with steps up to a dedicated dining area, also with bay window, and modern kitchen located just off. In addition, there are three well-proportioned double bedrooms, all benefitting from built in wardrobes and the principal further enhanced by a fabulous en-suite bathroom with shower over bath.

The property has double glazing, gas central heating, an underground allocated parking bay and well-tended communal courtyard 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.

WE5380 | Sat Nav: 2/2 13 Redlands Road, Kelvinside, Glasgow, G12 0SJ

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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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