



## FLAT 8 FOUNTAIN CRAIG

1010 GREAT WESTERN ROAD, KELVINSIDE

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**2 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

Flat 8 Fountain Craig is a great two bedroom, second floor flat set within an exclusive residential block with secure underground parking and lift access, located in the highly sought after Kelvinside area.

The flat is entered from a bright, spacious atrium with full height glass wall looking onto the rear gardens, and the internal accommodation comprises; welcoming L-shaped reception hallway with two good sized storage cupboards, spacious lounge and a lovely kitchen off with an excellent array of base and wall mounted units. There are two good sized double bedrooms, both benefitting from built in wardrobes and the principal is further enhanced with WC and wash hand basin off. Finally, a large, fully tiled shower room, completes the accommodation on offer.

The flat has gas central heating, double glazing, secure video entry system, underground parking and splendid communal gardens, with a terraced seating area 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 villa 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 cafes, 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.

**WE5389** | Sat Nav: Flat 8 Fountain Craig, 1010 Great Western Road, Kelvinside, Glasgow, G12 0NR

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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