



994A GREAT WESTERN ROAD
KELVINSIDE

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3 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

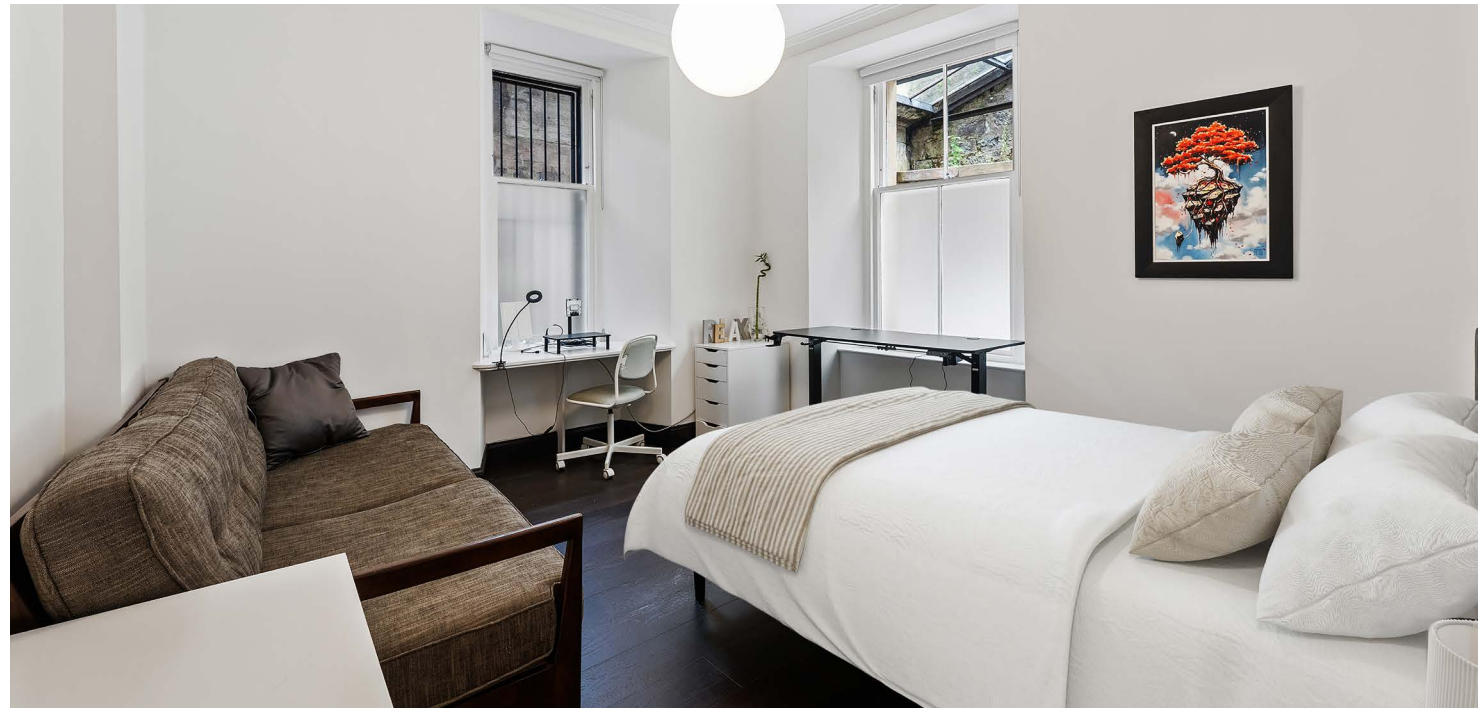
Forming the garden level of the magnificent B-listed detached house, this exceptional three-bedroom conversion offers over 1,900 sq.ft of thoughtfully designed, contemporary living space, with its own private main door entrance, courtyard garden, and off-street parking.

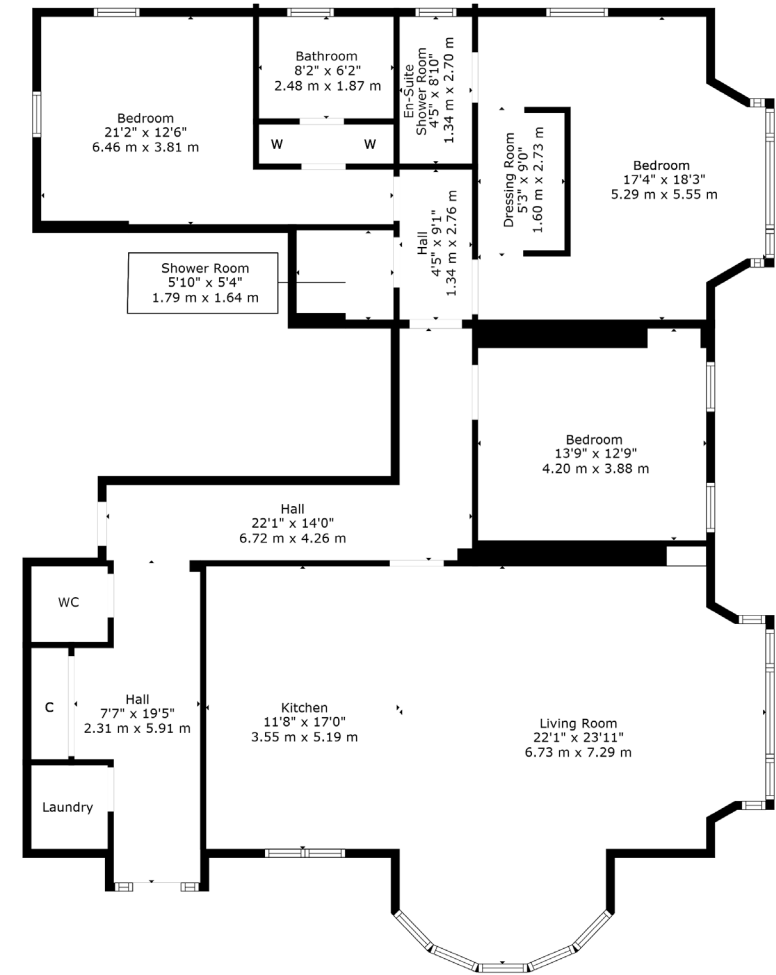
Positioned within a stunning blonde sandstone mansion house, 'Ravelston' occupies a prime elevated setting in the heart of Kelvinside, set well back from Great Western Road and screened by mature trees. Originally designed by John Gordon circa 1875, it was extended in 1910 with distinctive Gothic Tudor influences.

This beautifully presented conversion seamlessly blends period character with high-spec modern finishes. The interior features a welcoming reception hallway with a laundry cupboard, leading to an elegant bay-windowed lounge with striking feature fireplace and dual aspects over the private courtyard garden. The lounge flows into a sleek open-plan kitchen, complete with a central island and breakfast bar, perfect for entertaining.

There are three spacious double bedrooms, two of which benefit from dressing areas and luxurious en-suite bathrooms. A stylish shower room and additional WC provide further convenience.

Underfloor heating runs throughout the property, enhancing comfort all year round. Externally, the home is complemented by a private courtyard garden and the rare luxury of off-street parking with private gate.





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.

WE5395 | Sat Nav: 994 Great Western Road, Kelvinside, Glasgow, G12 0NS

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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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