



**2/1 12 WOODLANDS DRIVE**  
**WOODLANDS**

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**This wonderful, bright and spacious three-bedroom tenement apartment is situated in a striking blonde sandstone tenement building, in the heart of the ever-popular Woodlands district in Glasgow's West End.**

The building is entered via a secure entry to a well-maintained communal hall, which also provides access to the resident's rear garden. Situated on the second floor, the stylish internal accommodation offers flexible living space and comprises of an entrance vestibule, a welcoming reception hall with ample storage off, and a striking bay windowed lounge with feature fireplace, ample space for dining and a wonderful open aspect over the tree-lined street. There is a very stylish dining kitchen, boasting a range of base and wall mounted units a built-in walk-in pantry, and quality appliances. Three very well-proportioned double bedrooms, all offering ample space for free standing storage, with the two front facing bedrooms offering built-in storage, and a beautiful three-piece suite family bathroom, with free standing bath and separate shower, completes the accommodation on offer.

In addition, the property has gas central heating, stylish décor, and a plethora of period features including feature fireplaces, architraves and cornicing. On street permit parking is available via request to Glasgow City Council.

















Woodlands is well situated for access to the heart of the vibrant West End, including the University of Glasgow, Kelvingrove Park and the Botanic Gardens, linked by Kelvin Walkway along the River Kelvin. Kelvinbridge Underground Station is located close by, with several bus services linking to the City Centre and beyond.

There are a host of amenities nearby, including an excellent selection of well-established coffee shops, restaurants and bars on nearby Gibson Street, Woodlands Road and Great Western Road such as Eusebi Deli, Stravaigin, The Left Bank, Offshore Coffee, Brett, Finsbay Flatiron, The Drake and Bar & Tender.

Byres Road is also located nearby, offering a further range of shops and amenities, including a Waitrose, Marks & Spencer, Tesco Metro and boutique shops.

**WE5397** | Sat Nav: 2/1 12 Woodlands Drive, Woodlands, Glasgow, G4 9EH

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.





WE'RE **SOLD** ON  
YOUR FUTURE



Corum West End  
82 Hyndland Road, Glasgow, G12 9UT

**Tel:** 0141 357 1888

**Email:** [westendnq@corumproperty.co.uk](mailto:westendnq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)