



IVY

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Offers Over £359,000

86 Ashburton Road
Kelvinside
Glasgow
G12 0LZ

EPC Rating - D

STYLISH & SPACIOUS 3 BEDROOM END TERRACE VILLA SET IN A PROMINENT AND COMMANDING POSITION IN THE LEAFY WEST END DISTRICT OF KELVINSIDE.

Locally there is an excellent provision of convenience shopping with M&S by Bingham's Pond and further shopping on Kelvindale Road together with nearby Hyndland and extensive supermarket shopping at Anniesland to include; Aldi, Lidl, Morrisons & M&S. Hyndland & Kelvindale Train Stations are both within walking distance and there are regular buses on nearby Great Western Road for the west end, city centre and also routes to the west coast of Scotland including Oban & Campbeltown. There is also a good local provision of state & private schooling.

The accommodation comprises; sun porch with cloaks, reception hall with under-stair storage, bay window lounge with open southerly views, bright and spacious





dining room which is open plan into the kitchen and also benefits from french doors to the patio and garden. To complete the ground floor layout, there is a utility room and a handy downstairs wc. The upstairs is accessed via the broad stairwell which enjoys a spacious and bright half landing with a large window formation. The accommodation on the upper floor comprises; 3 excellent bedrooms, with the 2 larger bedrooms to the front boasting open, southerly views and to complete the upper floor there is a bright and spacious 3 bedroom bathroom with over-bath shower.



The property has gas central heating and double glazing, there is unrestricted on-street parking to the front and rear of the house. The gardens wrap round front, side & rear with a patio, lawn and storage shed together with access from the rear to Manchester Drive. Additionally there is a wine cellar under the house which also provides additional storage.

This spacious family home enjoys open plan living & superb natural light and is sure to impress.

Early viewing advised.



Tenure: Freehold

Council Tax Band - E



IVY Property

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.