

## Detached Villa

12 Kelvinside Gardens, North Kelvinside, G20 6BB  
**Offers Over £795,000**



**properties**  
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**Description**

An extremely rare opportunity to acquire this Victorian detached villa sitting on a fabulous plot and enjoying an admired West End address.

A much loved family home for many years you can't help but delight in the period features, character and versatility of the accommodation on offer.

Having been very well maintained and beautifully presented this home still offers lots of potential as viewing will confirm.

This elegant property has a lovely blonde sandstone frontage and immaculately tended gardens with paved driveway to side. A entrance porch welcomes you in and leads you to the grand reception hallway, the ornate cornicing and ceiling rose making an immediate impression. Ahead is the sweeping staircase with half landing and stunning window formation. On the ground floor you have a bay windowed lounge, dining room and bedroom five with en-suite wet room. An inner hallway leads to the fitted dining kitchen with a range of units & appliances and a handy service hatch to the dining room. From this kitchen you access the rear hall linking to a handy wc, utility room and store room. A door from this hall leads out to the rear of the property.

Upstairs the landing leads you to four bedrooms and the shower room. All bedrooms are of excellent proportion, the master has a bay window projection to the front elevation adding additional depth. Bedroom two is also to the front and is presently configured as a sitting room. Bedrooms three and four are found to the rear. The shower room has a broad shower cubicle with screen and electric shower.

The windows of this property are a mixture of modern double glazed units and traditional single glazed sash windows. There is a gas fired central heating system with combination boiler housed in the kitchen.

The front gardens are laid in lawn bordered by mature shrubs and paved pathways. The rear garden is of low maintenance being paved with elevated section to the rear and a coal bunker/outhouse sits to one side.

Kelvinside Gardens sits within the North Kelvinside district of Glasgow's West End. It is just a short walk to Glasgow's Botanic Gardens and the vibrant Byres Road with its range of shops, cafes, restaurants and bars. There is excellent schooling available at both Primary & Secondary level with a number of Private Schools close by too. Those commuting have convenient road links to Glasgow City Centre and the M8 Motorway.



**Room Dimensions**

Entrance Porch	1.57 m x 2.31 m / 5'2" x 7'7"
Lounge	6.71 m x 4.88 m / 22'0" x 16'0"
Dining Room	4.80 m x 3.43 m / 15'9" x 11'3"
Dining Kitchen	5.97 m x 3.71 m / 19'7" x 12'2"
Bedroom 1	6.71 m x 4.85 m / 22'0" x 15'11"
Bedroom 2	4.62 m x 5.87 m / 15'2" x 19'3"
Bedroom 3	4.98 m x 4.09 m / 16'4" x 13'5"
Bedroom 4	4.50 m x 3.43 m / 14'9" x 11'3"
Bedroom 5	3.76 m x 4.09 m / 12'4" x 13'5"
Utility Room	2.46 m x 3.10 m / 8'1" x 10'2"
Shower Room	1.80 m x 3.71 m / 5'11" x 12'2"
Wet Room	4.39 m x 1.45 m / 14'5" x 4'9"
WC	1.96 m x 1.47 m / 6'5" x 4'10"

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**Features**

- Elegant Victorian Detached Villa
- Superb West End Address
- Five Bedrooms
- Two reception rooms
- Dining kitchen & utility room
- Shower room, Wet Room and WC.
- Close to excellent Schooling
- Short distance to Byres Road, Botanic Gardens and City Centre

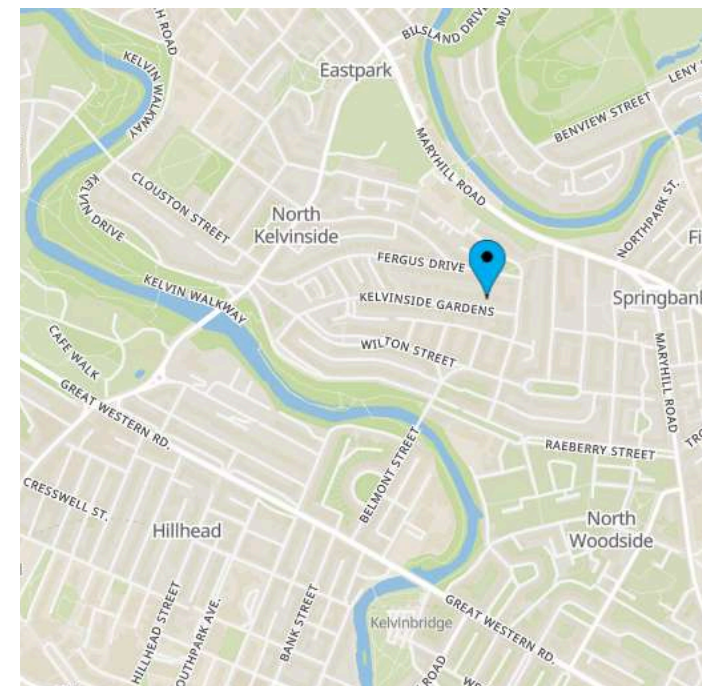












### TRAVEL DIRECTIONS

Travelling along Great Western Road continue to the traffic lights at the junction of Byres Road and Queen Margaret Drive. Proceed onto Queen Margaret Drive and continue straight on at the roundabout. Turn 2nd right into Wilton Street and then bear left onto Kelvinside Gardens. Continue along and this property is found along on your left hand side.

### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

Or to view this property please call:

**0141 331 0741**



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