



North Kelvinside

1/2, 25 Kelvinside Terrace South , Glasgow G20 6DW



First Floor Flat North Kelvinside Offers Over £325,000

Quietly situated within an extremely popular and highly desirable address overlooking the River Kelvin from front facing apartments, this well presented and traditionally proportioned upper flat occupies the preferred first floor position within a well maintained and self factored blonde sandstone tenement style building.

Situated within easy travelling distance of Glasgow's flourishing West End, Byres Road, University and indeed destinations further afield which are easily accessible via established road networks and public transport facilities, the property must be viewed internally to be appreciated throughout its five principal apartments-all of which boast traditional proportions with many original features retained complimented by modern convenient fixtures and fittings and indeed tasteful decoration which can be found throughout.

The well laid out accommodation is flexible and internal viewing is imperative to appreciate the proportions to be found throughout apartments which comprise entrance vestibule accessed through twin timber storm doors and then further through a substantial timber door with etched glazed panelling into 31' reception hallway which has two storage cupboards off, decorative cornice work, central heating radiator, wall lights, ceiling rose, ceiling light point, fitted carpet and access to all apartments.

The well proportioned lounge has three angled double glazed bay window to the front of the property shedding good natural light onto tasteful decoration which is complimented by ornate overhead cornice work with co-ordinating ceiling rose and central ceiling light point, marble fire surround, shelved storage alcove, stripped timber flooring, central heating radiator and ample space for three piece suite and substantial lounge furniture. Along the reception hallway to the left can be found again a well proportioned 19' family room which is currently being used as a sitting/dining room, although would surely lend itself for adaptation into a master fourth bedroom with three front facing double glazed windows, wall lights, ornate cornice work with co-ordinating ceiling rose, dado rail, high level skirting, shelved storage alcove and ample power points.

The well fitted recessed dining kitchen has ample floor and wall mounted units providing excellent storage accommodation with co-ordinating tiling behind worktop surfaces, breakfasting recess and breakfast bar, rear facing single glazed window, slot-in range style free standing stainless steel cooker with co-ordinating overhead extractor hood, plumbing for automatic washing machine, occasional shelving, overhead spotlight tracks, central heating radiator, stainless steel sink unit with suite drainer and mixer taps, laminate flooring. Three double bedrooms are provided, two of which boast excellent storage accommodation within louvre doored cupboards and all of which have space for a double bed and substantial bedroom furniture. The property's bathroom has been re-fitted and has rear facing window, three piece white suite comprising low level wc, pedestal wash-hand basin and panelled bath with telephone style modern mixer shower attachment, co-ordinating separate shower base within shower stall housing a mains shower, tiled flooring, arc deco style modern lighting, tiling around the bath area, timber clad ceiling with inset downlighters.





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Further features include gas fired central heating circulating through a combination boiler, double glazing to front facing apartments which enhances sound proofing and insulation, a security controlled entry system operates the front communal access door and indeed communal landscaped gardens can be found at the rear with a paved patio provided and sloping terraced beds with mature and young plants, trees and shrubs within maintained by the residents through the self-factoring programme. A security controlled entry door system operates the front communal access door and quality extras, fixtures and fittings are to be included in the sale price with further details available on request.

Early viewing is strongly recommended as property within this particular area rarely graces the market in such excellent order and indeed providing potential purchasers with flexible accommodation adaptable for many configurations.

The West End of Glasgow is home to the main campus of the University of Glasgow and several major teaching hospitals. There is a wide range of independent shops with several supermarkets and high street banks provided. The area has an eclectic range of cafes, bars and restaurants and there are good road links within the West End and connections towards Glasgow City Centre and the M8 motorway which leads to destinations further afield. There are also underground railway stations at Kelvinhall, Hillhead and Partick which also has an adjacent railway station. Recreational amenities including the Riverside Museum, Kelvingrove Park, Kelvingrove Art Gallery and Museum and Glasgow's Botanic Gardens are all within close proximity.

The Energy Performance Rating on this property is C.





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Measurements

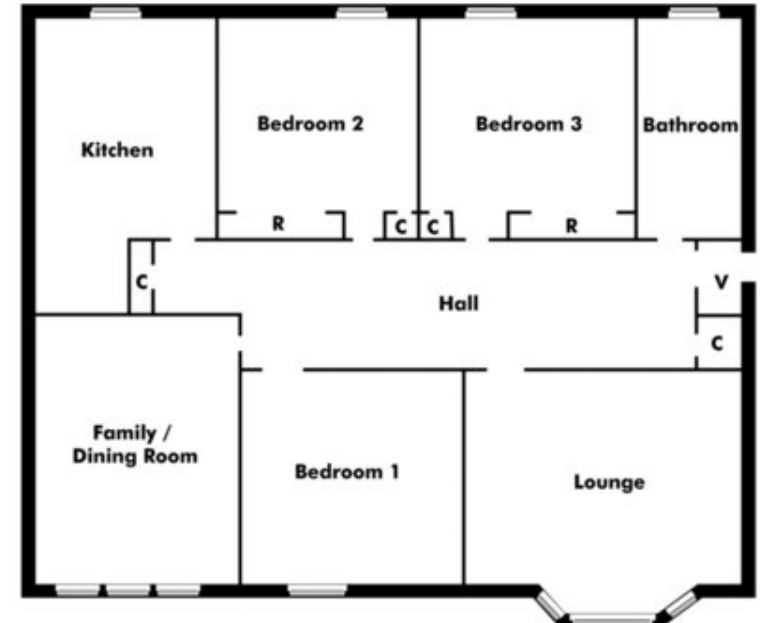
Entrance hall	31'6" x 7'6"
Lounge	18'8" x 14'5" (into bay window)
Family / Dining room	19'10" x 13'8"
Bedroom (One)	15'7" x 10'2"
Bedroom (Two)	10'10" x 14'10"
Bedroom (Three)	14'10" x 10'4"
Kitchen	14'10" x 11'5" (excluding recess 5'10" x 4')
Bathroom	14'10" x 4'5"

Features

- First floor flat
- Blonde sandstone building
- Flexible accommodation
- Two public rooms
- Three double bedrooms
- Recess dining kitchen
- Partial double glazing
- Gas central heating
- Excellent storage
- Refitted bathroom
- Security entry system
- Communal rear gardens



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Floor plans are indicative only - not to scale.



Travel Directions

From A & S Ireland Estate Agents office proceed up Byres Road to the junction with Great Western Road travelling straight across and continuing through the mini roundabout passing the former BBC building on the right, continue over the River Kelvin taking 1st right into Queen Margaret Road, follow the road down taking sharp left doubling back onto Kelvinside Terrace South where number 25 faces.



Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Viewing

Through solicitors on 0141 342 5570
Evenings and weekends 0141 572 7668

Office Details

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