

Kelvingrove

Flat 3, 49 Derby Street



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Spacious and stunningly finished two bedroomed elevated ground floor apartment with main door access forming part of a landmark grade 'A' listed blonde sandstone building. Enjoys a convenient and leafy West End situation.

■ Property Description

This fantastic south facing two bedroomed apartment is set within the 'A' listed former Kelvingrove Park Church, built in 1872, which underwent renovations seven years ago to provide a variety of luxury apartments. Flat three sits on an elevated ground floor of this immediately impressive building and affords a range of well-proportioned accommodation enhanced by a number of quality fixtures and fittings.

Initially accessed via either the main door entrance or communal hallway, the internal accommodation of the property extends to; large open plan lounge/dining area complete with solid European Oak timber flooring, with secure double doors onto Bentinck Street, modern fitted kitchen complete with a range of matt finished storage units and integrated Neff appliances, and tiled w/c off the lounge. In addition to this, there are two substantial double bedrooms - both of which benefit from attractive fully tiled ensembles (one bathroom and one shower-room) finished with luxury sanitary ware, chrome heated towel rails and downlighters. Both bedrooms enjoy generous fitted mirrored wardrobe space. There is an integrated overhead speaker system in the kitchen/lounge, master bedroom and master ensuite, which can be connected to any music/entertainment system. The apartment also has built in Sky television and high speed fibre-optic broadband.

The property further benefits from gas central heating, burglar alarm, lift access, secure buzzer-entry communal entrance, and beautifully maintained and fully factored communal areas.





■ **Local Area**

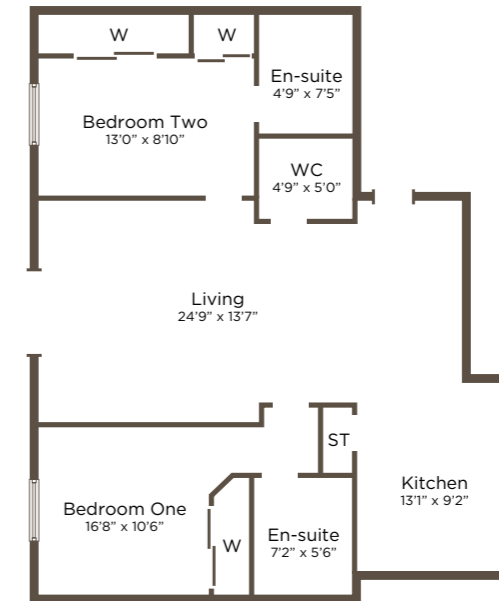
The property is situated in Kelvingrove and this property is extremely well situated for access to Kelvingrove Park and the surrounding amenities.

The property is located in one of the West End's most up and coming cosmopolitan areas with a wide variety of coffee houses, restaurants and wine bars to be found on Argyle Street and the surrounding district.

The property is also well situated for access to local railway stations, undergrounds and Glasgow's motorway network.

■ **Directions**

From our office on Hyndland Road, turn right and proceed to the traffic lights on Byres Road. Cross over Byres Road, onto University Avenue, and continue past the University. Turn right onto Kelvin Way and proceed to the end, turning left onto Sauchiehall Street. Continue along Sauchiehall Street and turn left onto Derby Street and No. 49 can be found on the left hand side.



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A member of



We believe these details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the schedule. Photographs are produced for general information and it must not be inferred that any item is included for sale with the property. Corum is a trading name of The Corum Partnership, 20 Blythswood Square, Glasgow G2 4GB.



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