

Kelvindale

Flat 1/4, 4 Kelvindale Court



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Stunning, contemporary, first floor two bedroomed apartment, forming part of a sought after, modern development, complete with allocated parking space and lift access.

■ Property Description

This stylish and contemporary first floor apartment enjoys a prime corner position within this beautifully maintained modern development, set amongst landscaped garden grounds, with south facing views across the city.

The property is initially accessed via a secure door entry system, leading to a well maintained communal hallway, with staircase and lift. The accommodation of this impressive apartment extends to:- warm and welcoming reception hallway, complete with three generous storage cupboards off, and open plan lounge/dining kitchen area, with multi aspect windows and French doors to a Juliette balcony, with south facing aspects, rendering this section of the apartment incredibly bright. There is ample space for a substantial dining table and chairs in the kitchen area, which provides a range of integrated appliances and base and wall mounted storage units. There is an attractively tiled main family bathroom, with a three piece suite in white and over bath electric shower, along with two generously proportioned double bedrooms, both of which feature fitted storage wardrobes, with the master benefitting from the further Juliette balcony, accessed via French doors, and a tiled en-suite shower room, with walk-in shower.

The property further benefits from gas central heating, double glazing throughout, lift access, secure door entry, an allocated parking space and a communal bike store.

■ Local Area

Kelvindale is a popular residential area. There are a number of local amenities on Cleveden Road, including shops, delicatessens and cafes. Hyndland Road and Byres Road offer

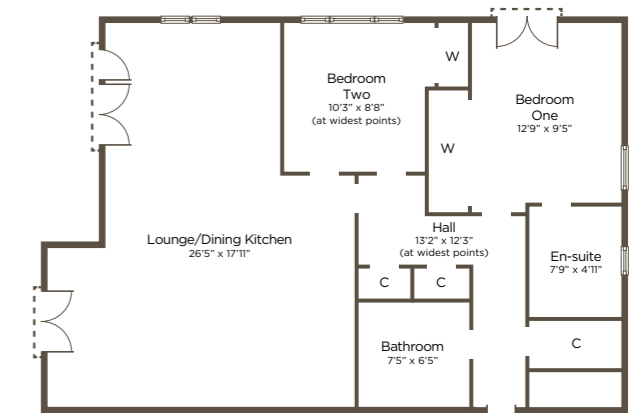
a wider selection of shops and amenities, including a selection of bars, restaurants and boutique shops.

Bus services operate on Kelvindale Road and Cleveden Road and Kelvindale Railway Station is a short distance away.

There are a number of major employers in the area, including several hospitals and Glasgow University.

■ Directions

From Corum's office on Hyndland Road, proceed to the traffic lights at Great Western Road. Continue straight ahead onto Cleveden Road and proceed up the hill. Continue straight through the double mini-roundabout and turn first right onto Kelvindale Road. Continue down here, turning third left onto a continuation of Kelvindale Road - with number 4 Kelvindale Court to be found shortly thereafter on the righthandside.



WE3028. EER Band B

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.

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Flat 1/4, 4 Kelvindale Court, Kelvindale, Glasgow, G12 0HA



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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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