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100 Kelvin Court **Anniesland**

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PROPERTY





## 100 Kelvin Court, Anniesland G12 0AH

Enjoying an enviable top floor position, this beautiful, three bedroom, executive apartment offers an impressive floor area and boasts tremendous views.

Kelvin Court is considered to be one of Glasgow's most desirable luxury apartment blocks, surrounded by amenities and transport links. Built in the late 1930s the development is regarded as a landmark, instantly recognised by its original Art Deco styling and immaculate landscaped gardens.

Residents enjoy the benefits of a 'live in' concierge/care taker who assists with general maintenance and even offers a handy man type service. Within each block there are high-speed elevators that allow easy access to upper levels and outside there are plenty of un-allocated parking spaces for visitors. The home for sale has its own private lock up garage and also boasts its own parking space within the heated common resident's car park.

The home for sale enjoys a sought after, top floor position within the West-most section of Kelvin Court. As such, the property enjoys wonderful open views over Jordanhill and off to the South-West of Glasgow. Access to the common hall and stairway is through a secure door which allows residents and visitors into beautifully maintained

common areas, within which there is an elevator that allows access to the top floor.

Internally, the property has been beautifully maintained and is presented at a high standard throughout. An attractive combination of neutral tones and luxury wall papers have been tastefully blended with Art Deco features and hardwood finishes, which combine to form bright and comfortable living space. In short the accommodation extends to; impressive T-shaped reception hallway which leads to all apartments and also provides access onto the first of the property's balconies, which offers charming views towards the North, large lounge which is flooded with natural light and gives access to the second balcony which has a fabulous South-facing aspect, contemporary re-fitted kitchen with full compliment of integrated appliances, stylish main shower room, guest WC and three very spacious double bedrooms, one of which has a built-in vanity unit with sink. The third bedroom is currently utilised as a formal dining room.

Considering the exceptional level of accommodation and enviable top floor position, early viewing is strongly advised.

**EER rating :** Band F

**Property reference :** GH03119

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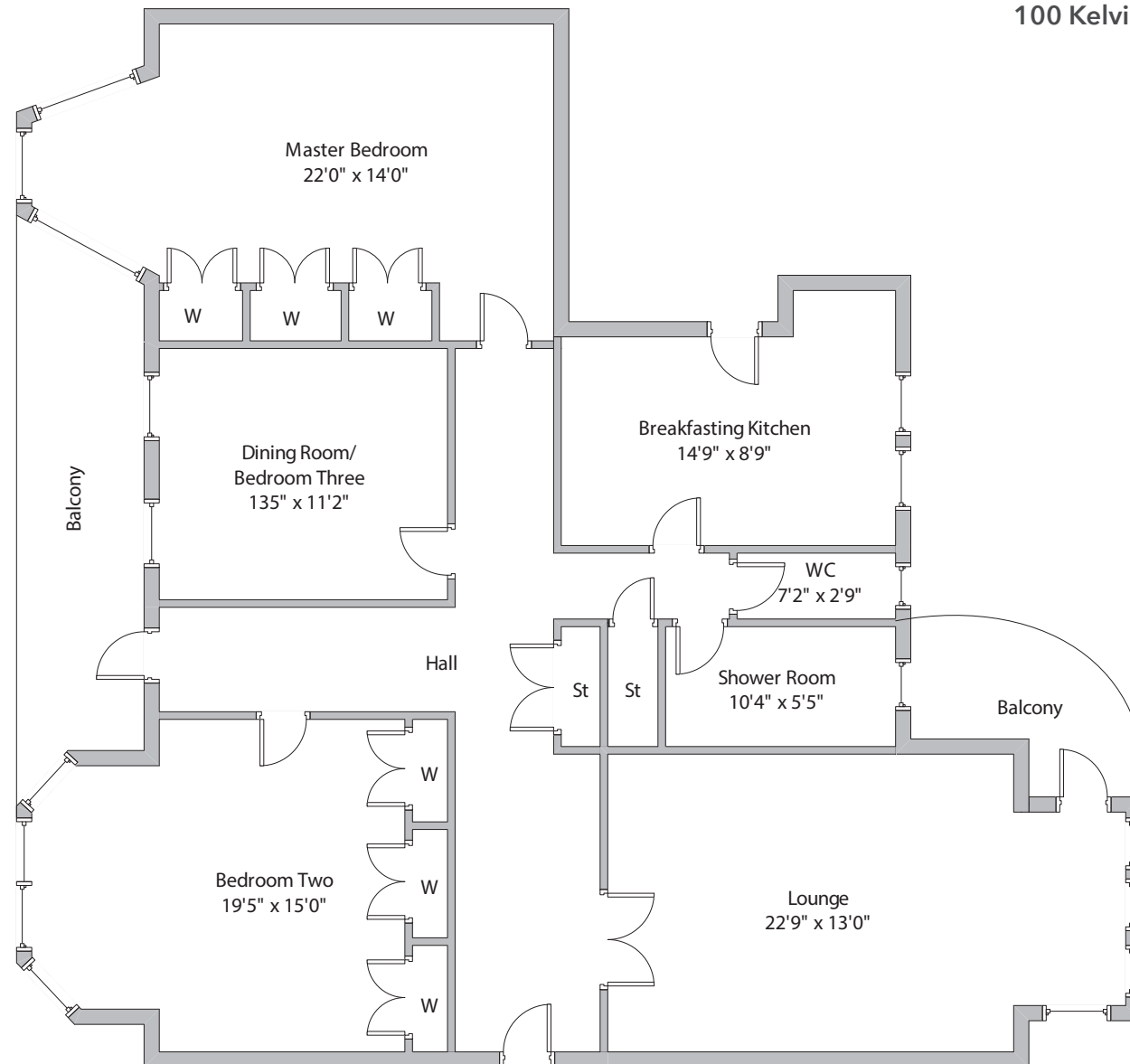












Approximate gross internal area 1463.89 sq ft - 136 sq m





## Property location



This property is ideally positioned for a host of local convenience shops and also for the wide range of shopping facilities on Great Western Road and Byres Road. Within the immediate area there are a number of state and private schools, along with a variety of recreational facilities, including the Botanic Gardens. There are excellent local transport links with regular bus services running along Dorchester Avenue and Clevedon Road which provide easy access to surrounding areas and into the city centre. Anniesland railway station is also only a short distance away. The Clyde Tunnel, Clydeside Expressway and M8 motorway network are all easily accessed from the property.

## Find out more...

For more information or to arrange a viewing please contact Clyde Property West End  
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