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41L Beaconsfield Road  
Kelvinside  
Glasgow  
G12 0NN

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EPC Rating '75'

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#### PROPERTY DESCRIPTION

STUNNING SOUTH WEST FACING 1 BEDROOM PENTHOUSE FLAT WITH SUPERB NATURAL LIGHT, PARKING AND 3 BALCONIES OFFERING SOUTH AND WEST ELEVATED VIEWS ACROSS THE TREETOPS IN THE LEAFY WEST END DISTRICT OF KELVINSIDE.

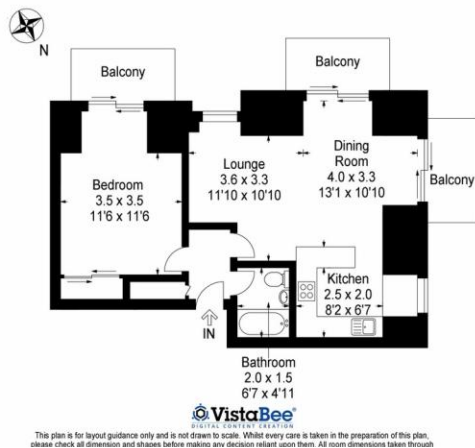
Locally there is a fantastic selection of shopping, transport and leisure with Hyndland Train Station just a short walk, regular buses on Great Western Road for the city centre and also direct to Loch Lomond and Argyll. Marks and Spencers Food is just across the road and the delis and cafes of Hyndland are also on your doorstep together with Byres Road which is also in close proximity. Glasgow University and Gartnavel are within walking distance and Glasgow's broad selection of educational institutions and hospitals are all easily reached.





The grounds are landscaped and well maintained with mature trees and there is residents off-street parking. The building has security entry and the accommodation comprises; reception hall with storage, spacious and bright, dual aspect open plan living, dining and kitchen of circa 330sq ft with 3 separate balconies facing south and west catching both sunrise and sunset. There is a well proportioned double bedroom with fitted storage and to complete the layout there is a stylish, 3 piece over-bath shower. The property has gas central heating and double glazing and would be perfect for a first time buyer or buy to let investor.

Council Tax Band: D



Tenure: Freehold

Council Tax Band D

Local Authority: Glasgow City Council

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**IVY Property**

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