

2

CLEVEDEN ROAD

KELVINSIDE



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2

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KELVINSIDE





3 | BEDROOMS
3 | BATHROOMS
1 | PUBLIC ROOM

This exceptional and recently refurbished Coach House at 2 Cleveden Road is formed over two levels and occupies a commanding corner position.

The stylish and contemporary accommodation extends to over 2000 sq ft and comprises of an impressive hall with double doors leading to an elegant lounge with focal wood burner stylish handmade bookcase, feature shelving and views over the stunning garden. There is a magnificent dining kitchen with a phenomenal large centre island with breakfast bar and a range of Miele appliances. There is also a very large utility room and WC off the hall. The contemporary staircase leads to three generously proportioned double bedrooms, two of which benefit from en-suite shower rooms with stylish Porcelanosa tiling. In addition, there is a fabulous main family bathroom with over bath shower.

The property has a large, private south facing garden screened by mature trees providing two separate seating areas, perfect for alfresco dining. The private driveway is accessed through electric gates and provides parking for two cars. The property also has gas central heating, stunning hardwood flooring and quality carpets.









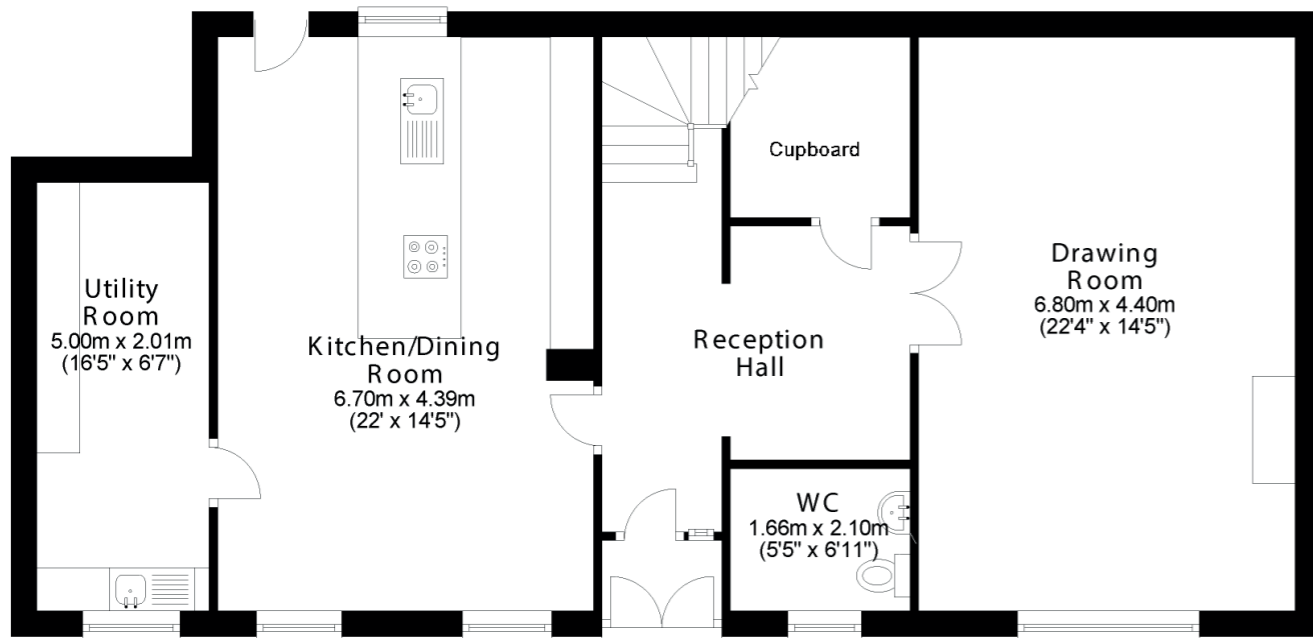






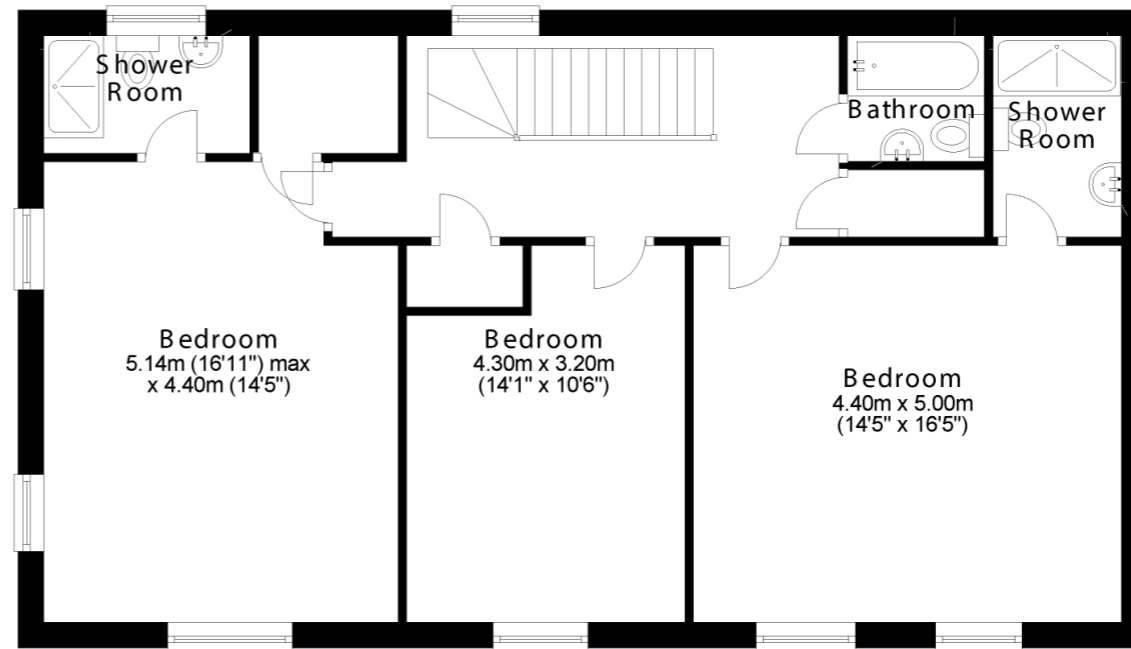
Ground Floor

Approx. 95.4 sq. metres (1026.4 sq. feet)



First Floor

Approx. 86.4 sq. metres (929.6 sq. feet)



Local Area

Kelvinside is an affluent district in the heart of the West End. It is situated north of the River Clyde and is bounded by Broomhill, Downhill and Hyndland to the south, with Kelvindale and the River Kelvin to the north. The district boasts some superb large Victorian villas and terraces, along with fantastic new build properties.

Kelvinside is well placed for a number of local shops and amenities, on both Hyndland Road and Byres Road, including cafés, delicatessens, restaurants and bars. The area is extremely popular with families, upsizers and downsizers alike, and there are a number of supermarkets in the area, including Marks & Spencer and Waitrose. Glasgow's Botanic Gardens are close by, offering green space and walks along the River Kelvin.

A bus service operates on Cleveden Road, Great Western Road and Hyndland Road, and there are railway stations at Kelvindale and Hyndland. There are also good road links to the City Centre, Glasgow International Airport, and beyond.

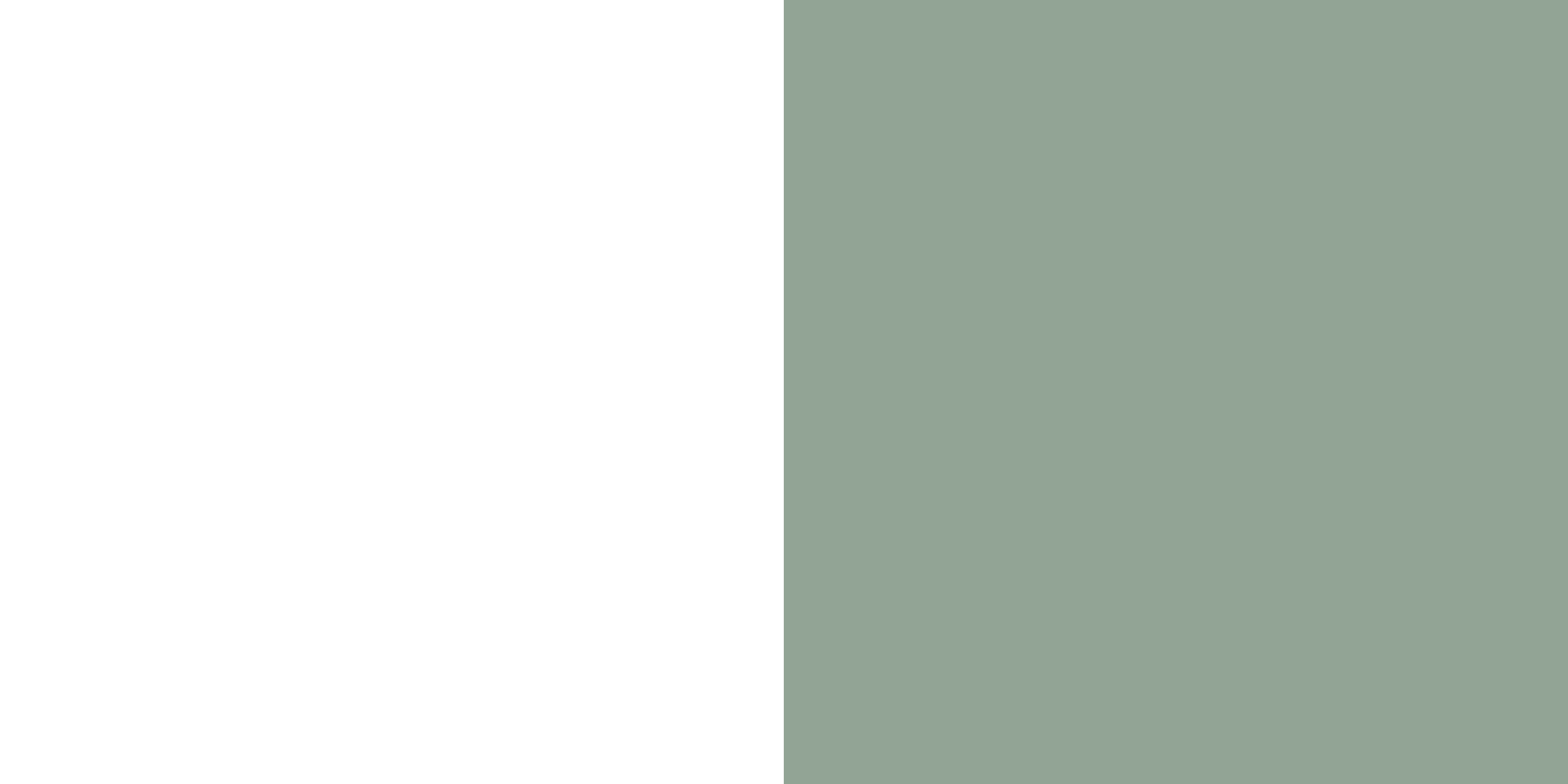
The area is home to Kelvinside Academy, a private school situated on the corner of Kirklee Road and Bellshaugh Road, and there is also excellent local schooling as well.

Sat Nav: 2 Cleveden Road
Kelvinside,
G12 0NT

WE4944

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







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