



64 KELVIN COURT

CLAYTHORNE

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOMS

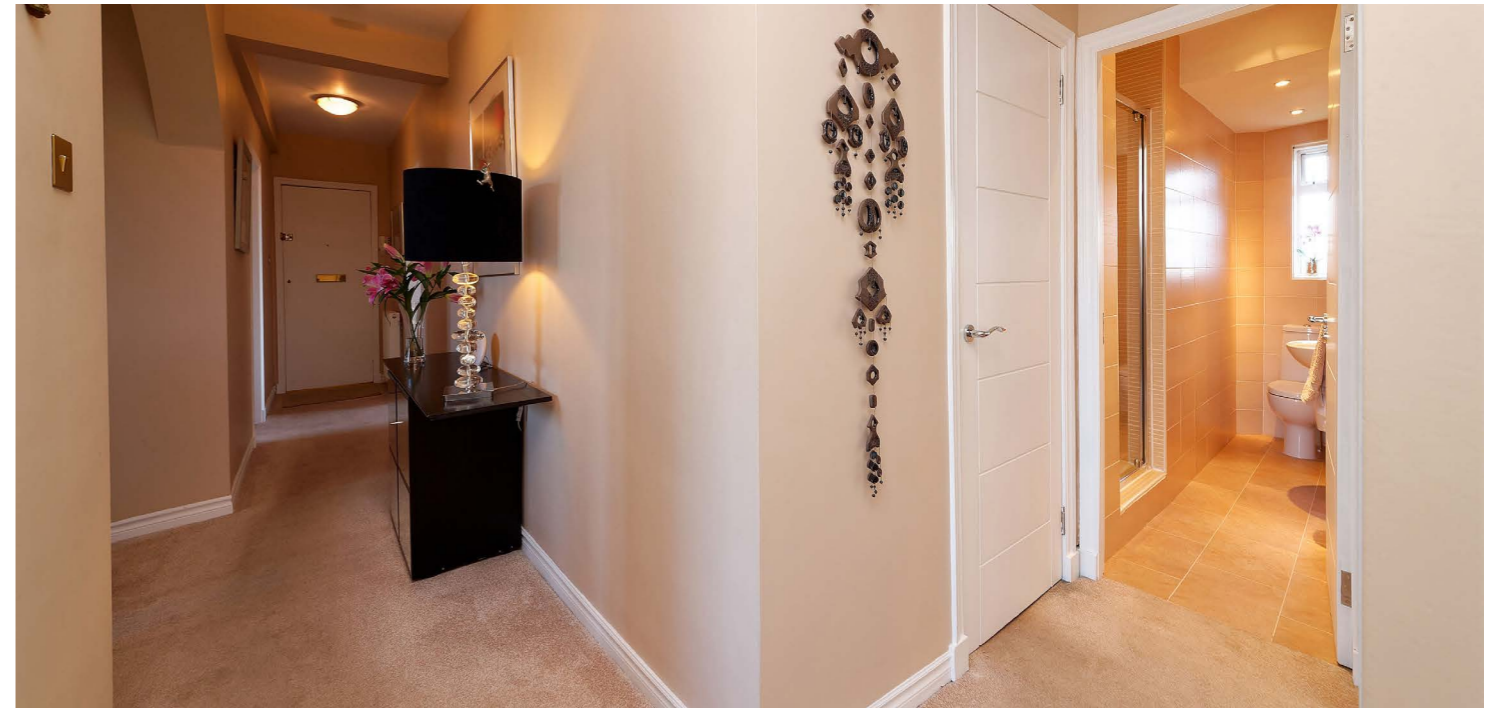
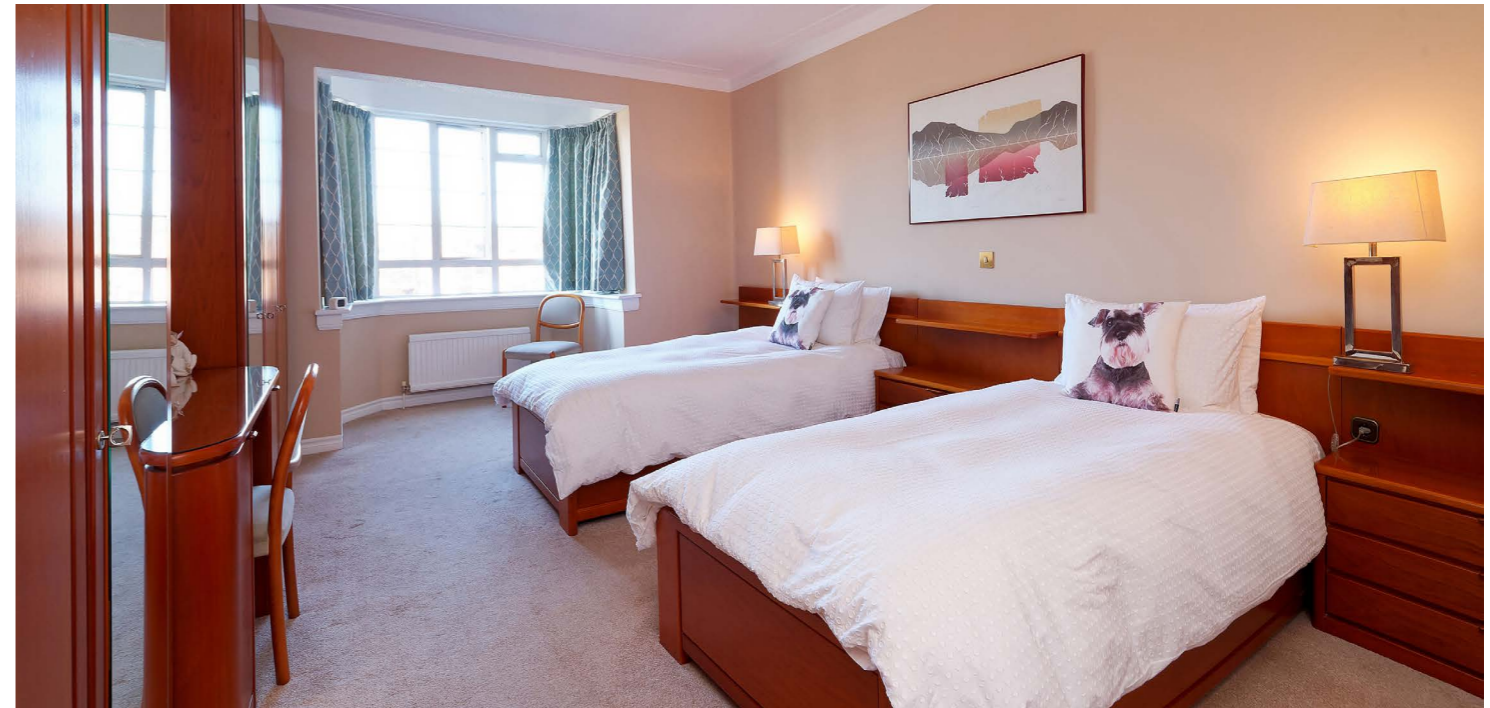
64 Kelvin Court is a highly sought after, three bedroom flat situated in an elegant Art Deco building, designed by J N Fatkin of Newcastle. It was built between 1937 & 1938 and consists of two H plan blocks of luxury flats. On entering the building via a secure entry system, a wonderful period communal hallway provides lift and stair access to all levels.

The property, which benefits from a private, allocated parking space within the development's garage, is situated on the third floor and the generous and stylish accommodation has been upgraded by the current owners. The internal accommodation comprises; welcoming reception hall with dining area with balcony off and excellent storage, a large formal lounge situated to the front, and a stylish Alno kitchen with integrated Neff appliances and Amtico flooring. From here there is a back door to the rear common stair and maintenance lift. There are three large double bedrooms (one currently used as a sitting room), and the principal bedroom, located to the rear of the property, is further enhanced with a south facing balcony off and a modern Laufen en suite with Karndean flooring. A Sottini shower room/WC completes the accommodation on offer. Both the en suite and shower room have Porcelanosa tiles and accessories.

The property benefits from gas central heating, double glazing, attractive landscaped residents' gardens, residents communal parking and as previously mentioned, an allocated parking space.









Kelvin Court is located within close proximity to a wide range of excellent amenities and recreational facilities, which can be found at Anniesland, Jordanhill and Hyndland. A fantastic selection of comprehensive and independent schools are located nearby.

There is a railway station at Anniesland and bus services operate on Great Western Road. There are also good road links to the City Centre, M8 motorway and Glasgow International Airport.

The property is well placed for access to a number of major employers, including Glasgow University and several hospitals. There is also a wide range of local amenities nearby, including a Morrisons, Marks & Spencer and an Aldi. There are also a number of independent shops at Anniesland Cross on Great Western Road.

The highly regarded David Lloyd Leisure Centre is located close by which, via membership, offers a host of recreational facilities and even has an outdoor swimming pool.

WE4756 | Sat Nav: 64 Kelvin Court, Claythorne, Glasgow, G12 0AG

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



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