



126 BALCARRES AVENUE

KELVINDALE

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

126 Balcarres Avenue is a highly sought after, three bedroom, semi-detached house situated in the popular Kelvindale district. This prime family home is perfectly located to take full advantage of an abundance of local amenities on offer and further benefits from beautifully maintained wrap-around gardens to the front, side and rear of the property, with a large garden shed.

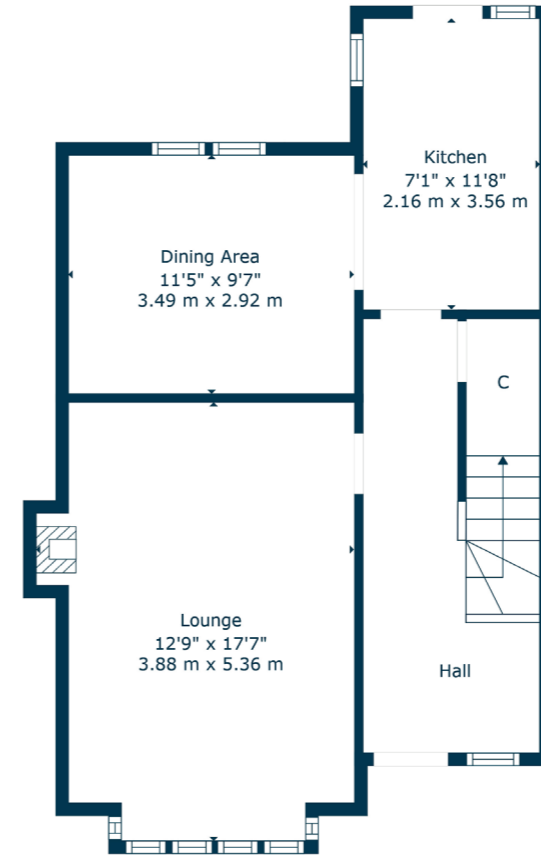
Internally the accommodation comprises: welcoming reception hall with under stairs storage and a bright box bay windowed lounge to the front with feature wood burning stove. To the rear of the property, there is a spacious dining room which is open plan to the upgraded modern kitchen, boasting a range of base and wall mounted units, integrated appliances and furthermore, providing direct access to the rear gardens which completes the lower-level accommodation. Stairs lead to the upper level where there are two spacious double bedrooms both offering ample space for free standing storage and a third smaller bedroom to the front with in-built storage off. To complete the internal accommodation there is a well-appointed modern family bathroom with walk-in shower.

The property has double glazing, gas central heating and expansive garden grounds with large timber shed.

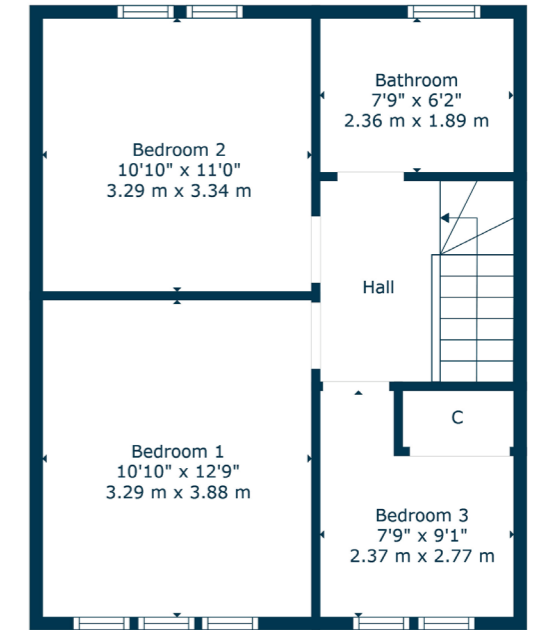








Floor 1



Floor 2



Kelvindale is a popular district in the West End of the city. Kelvindale shares the postcode G12 with the neighbouring districts of: Kelvinside, Hillhead, Hyndland and Dowanhill. The area is characterised by traditional interwar housing, formed of tenements and semi-detached houses, and is extremely popular with young families due to excellent schooling at Kelvindale Primary and Cleveden Secondary School. Many of the street names in the area are named after places in England. These include Colchester Drive, Beaconsfield Road, Manchester Drive, Leicester Avenue, Northampton Drive, Southampton Drive and Weymouth Drive. A few are also named after Scottish place names, including Grandtully Drive and Fortingall Avenue.

There are a number of local amenities to be found on Cleveden Road including the popular 111 by Modou (formerly 111 by Nico) restaurant, with a wider selection of shops and amenities on Hyndland Road, Byres Road and at Anniesland. Bus services operate on Cleveden Road and Great Western Road, and there are railway stations at Kelvindale, Hyndland and Anniesland.

WE4982 | Sat Nav: 126 Balcarres Avenue, Kelvindale, G12 0QR

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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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