



1 ENDFIELD AVENUE
KELVINDALE

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Number 1 Endfield Avenue is a very special semi-detached villa on the corner of Endfield Avenue and Clevedon Road. The property has been within the current owner's family since it was built in circa 1926 which is testament to how fantastic a family home it is. Located on a large corner plot, the property offers flexible accommodation over two levels and has a floored loft.

The accommodation comprises: welcoming reception hall, formal lounge, large formal dining room with beautiful kitchen off and useful shower room. A sweeping staircase leads upstairs to three double bedrooms, a further shower room and the floored loft.

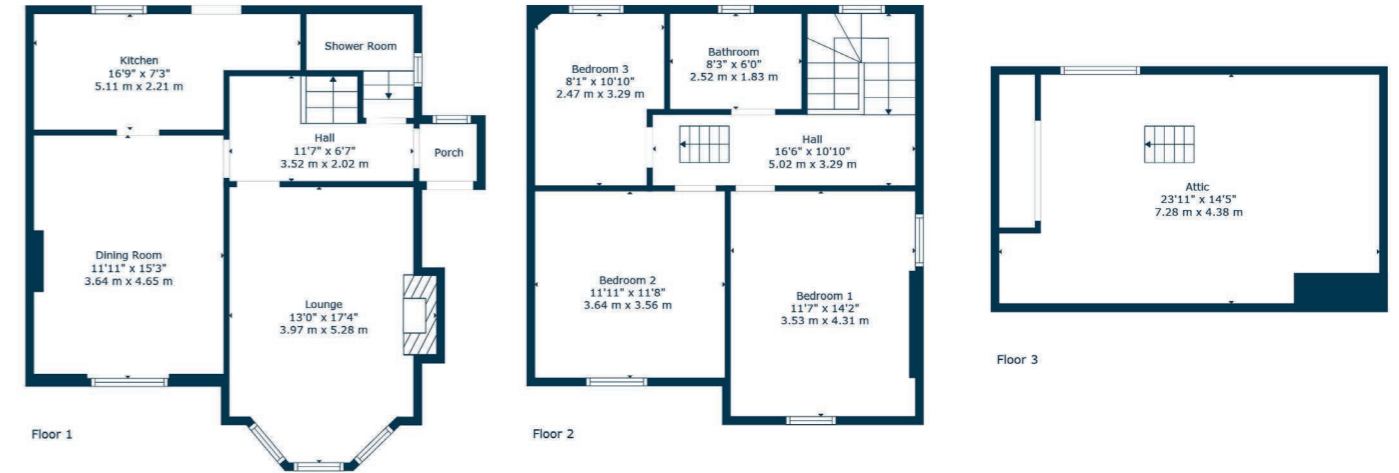
One of the most appealing features of the house is the stunning corner plot garden that extends around the property, showcasing a lovely seating patio area and stocked flower beds.

In addition, there is a gas central heating, double glazing, a greenhouse and a driveway.









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.

WE5003 | Sat Nav: 1 Endfield Avenue, Kelvindale, G12 0JX

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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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