



0/1 41 CLOUSTON STREET

NORTH KELVINSIDE

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

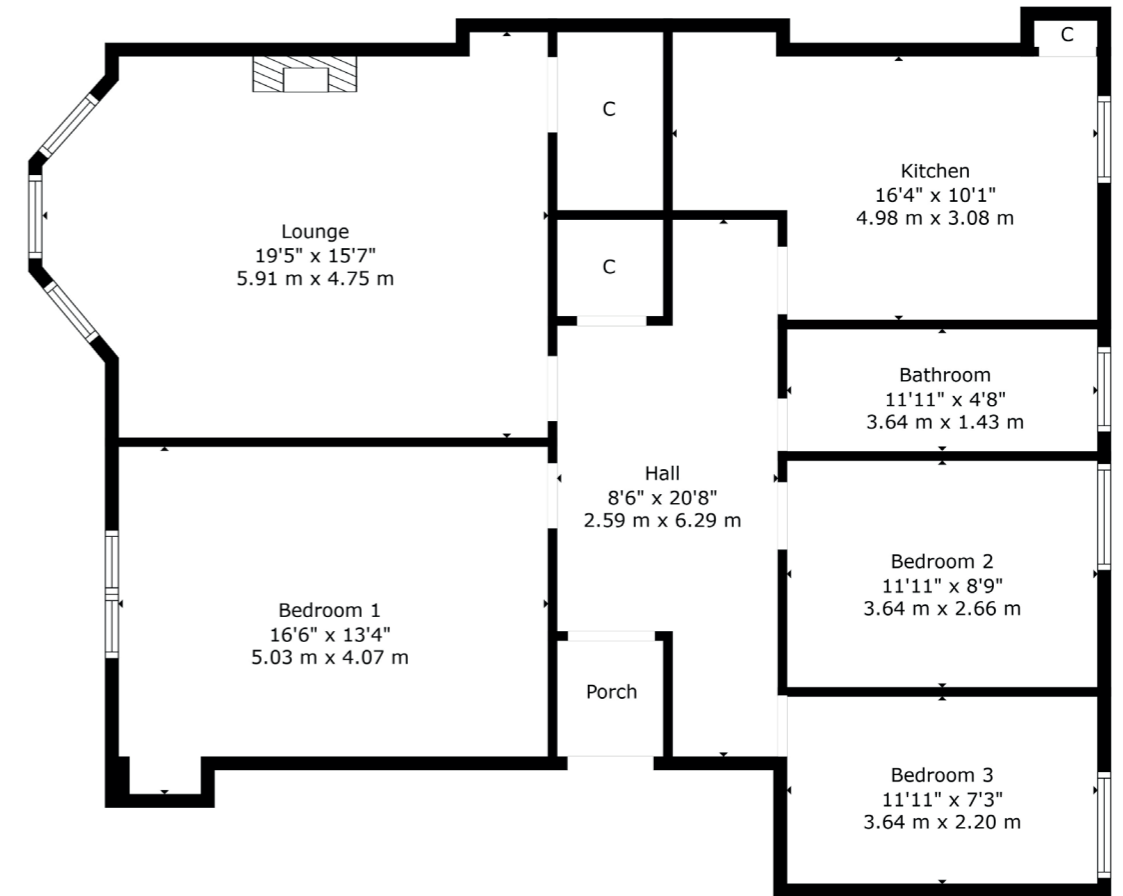
This superb ground floor flat, situated within a beautiful blonde sandstone tenement building has been well maintained by the current owners and takes full advantage of being in close proximity to an abundance of local amenities and parks.

The building is entered via a secure entry system into a well-maintained communal hall, which in turn, leads through to the immaculate residents gardens.

Internally the accommodation comprises: access via entrance vestibule with period stone flooring, bright and spacious welcoming reception hall with storage space off, stunning bay windowed lounge to the front with feature fireplace, large storage cupboard and wonderful cornice work. There is a stylish dining kitchen with hardwood work tops, tiled splash back, integrated appliances and space to dine. There are three very well-proportioned bedrooms - one currently being used as a home office. Both rear facing bedrooms benefit from privacy from the raised communal gardens. Finally, there is a gorgeous family bathroom with shower over bath.

In addition, the property benefits from stunning, double glazed sash and case windows, well-presented private front garden, communal rear gardens, decorative corning, and ample on street parking, which further benefits from there being no through road to reduce traffic flow.





North Kelvinside is close to Byres Road and Great Western Road which provides an array of excellent amenities including bars, restaurants, delicatessens and retailers including Waitrose, Paesano Pizza, Cottonrake Bakery, Roots Fruits & Flowers, La Lanterna and Farrow & Ball. The River Kelvin Walkway, Botanic Gardens and Kelvingrove Park are also nearby.

Public transport is also available with a choice of Kelvinbridge underground, railway and bus routes to Glasgow City Centre and beyond.

There is private schooling available at Kelvinside Academy on Kirklee Road and on Great Western Road at Glasgow Academy and The High School of Glasgow. There are also a number of excellent local primary and secondary schools. Glasgow University is situated on University Avenue just off Byres Road, and provides first class further education.

WE4979 | Sat Nav: 41 Clouston Street, North Kelvinside, G20 8QP

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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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