



0/1 37 CLOUSTON STREET

NORTH KELVINSIDE

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

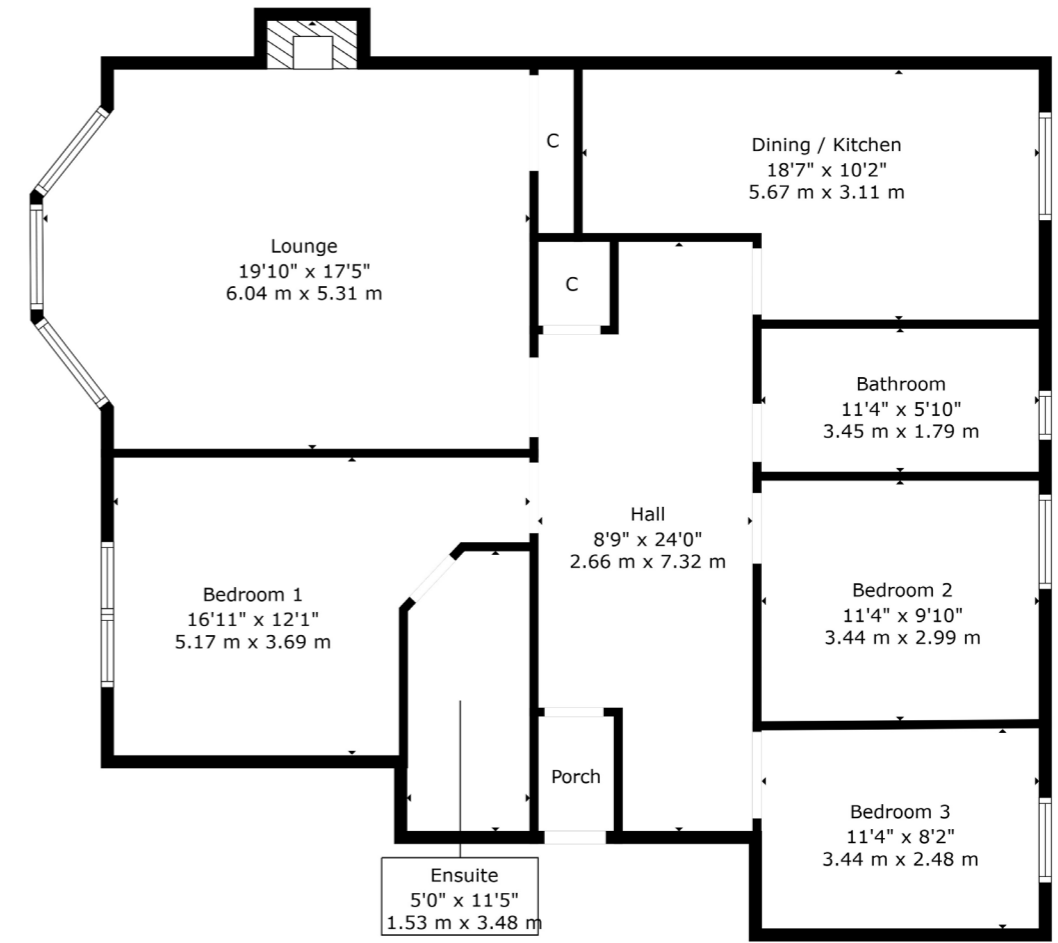
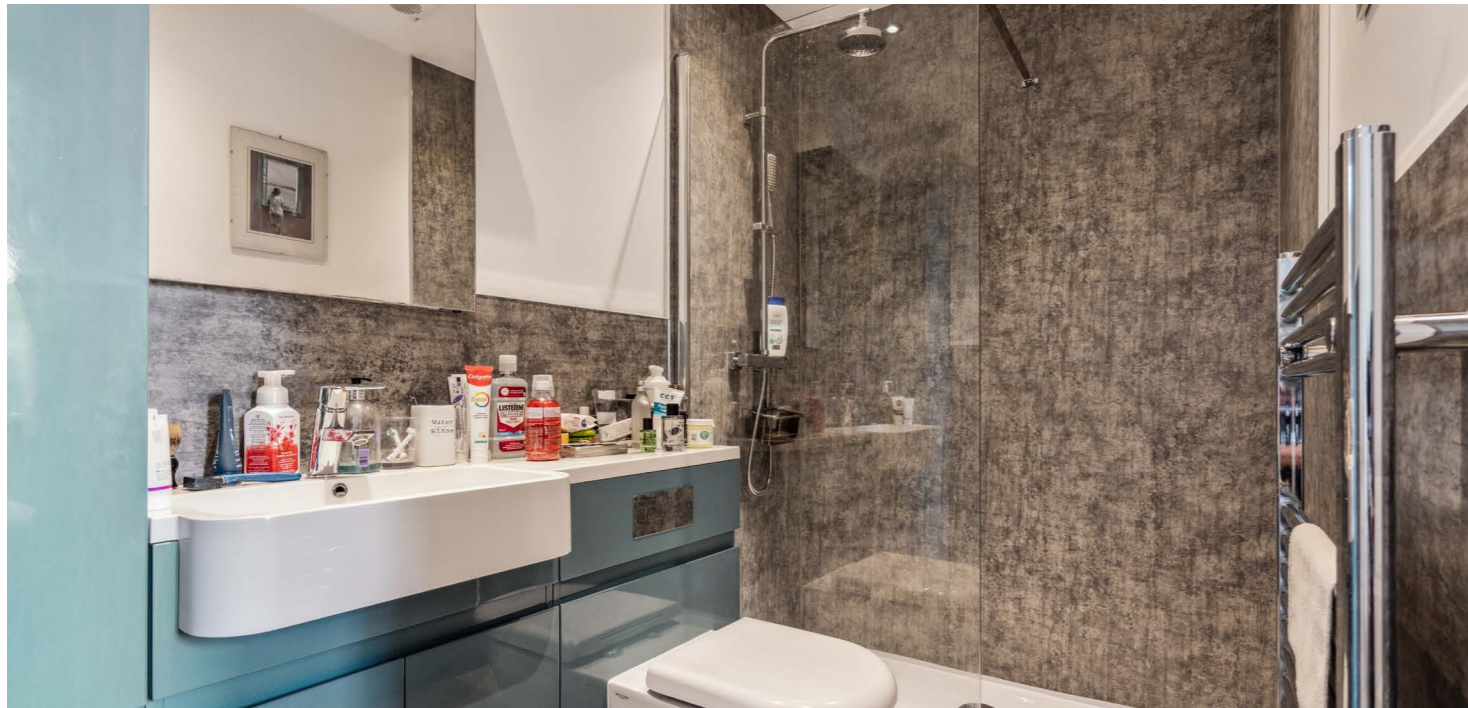
This beautiful ground floor flat, situated within a charming blonde sandstone tenement. The property is not only within close proximity to the stunning Botanical Gardens but also the North Kelvin meadow which is highly regarded within the local community.

The building is entered via a secure entry system into a well-maintained communal hall, which in turn, leads through to the immaculate residents garden that has fantastic South westerly aspects.

Internally the accommodation comprises; welcoming reception hall with storage space off, striking bay windowed lounge to the front with feature fireplace, large storage cupboard and wonderful cornice work. There is a stylish dining kitchen, three very well-proportioned bedrooms with the principal benefiting from a stylish en-suite shower room. Finally, there is a lovely family bathroom.

In addition, the property benefits from stunning, sash and case windows, communal rear gardens, decorative cornicing, 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 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.

WE5038 | Sat Nav: 37 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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