



**0/2 13 KELVINSIDE TERRACE SOUTH**

NORTH KELVINSIDE

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

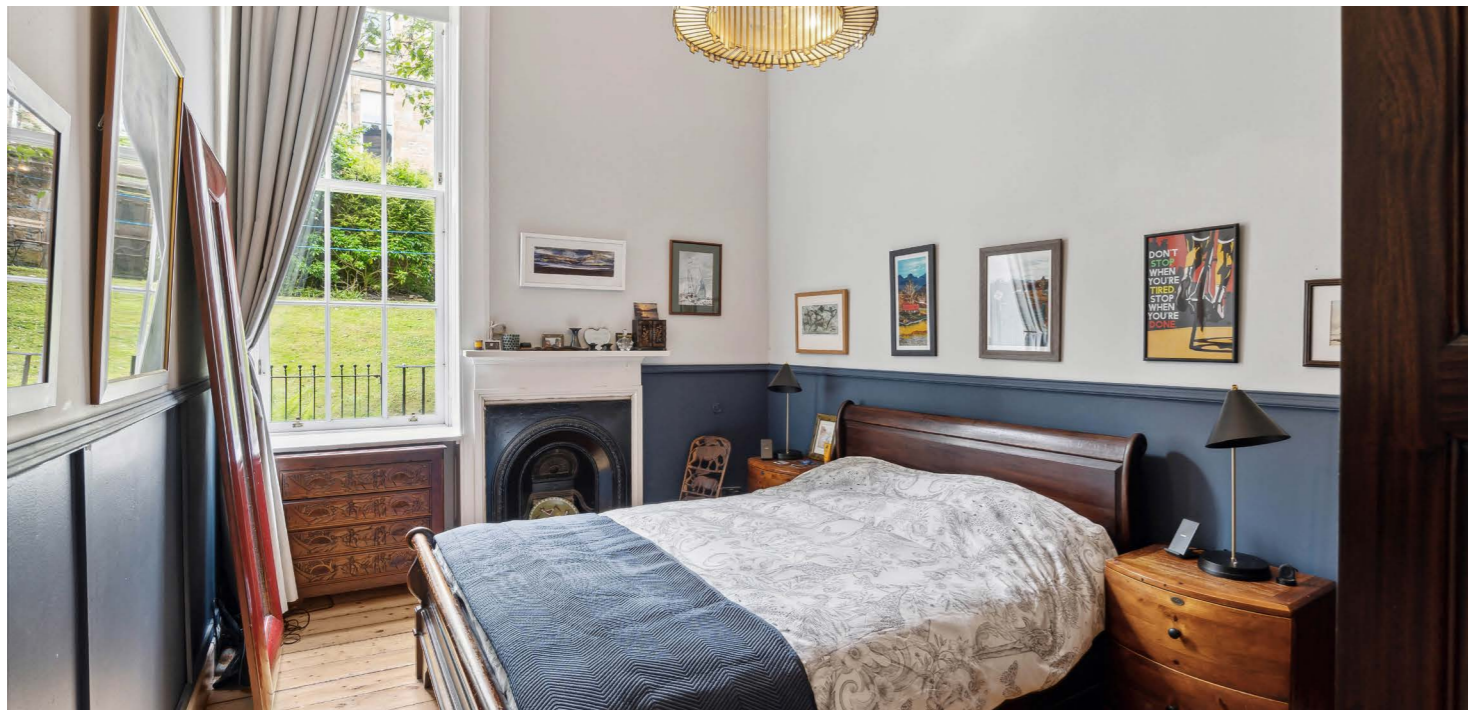
**This superb, four bedroom duplex tenement flat has wonderful leafy aspects facing south towards the River Kelvin and it will suit a wide range of buyers. With a private south facing garden, this further adds to an already wonderful duplex flat with flexible accommodation over the two levels.**

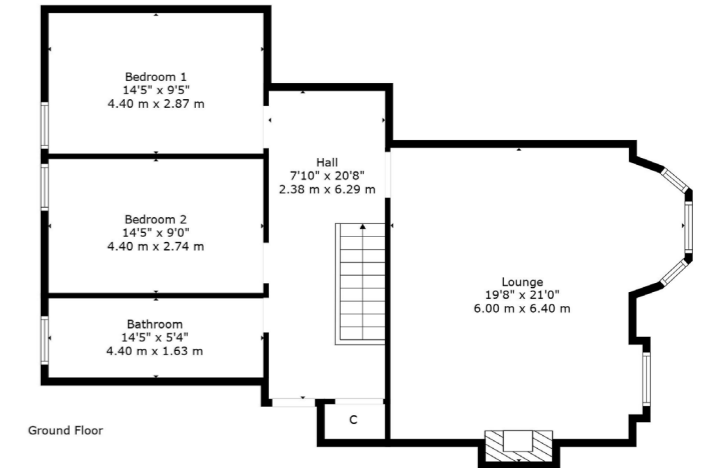
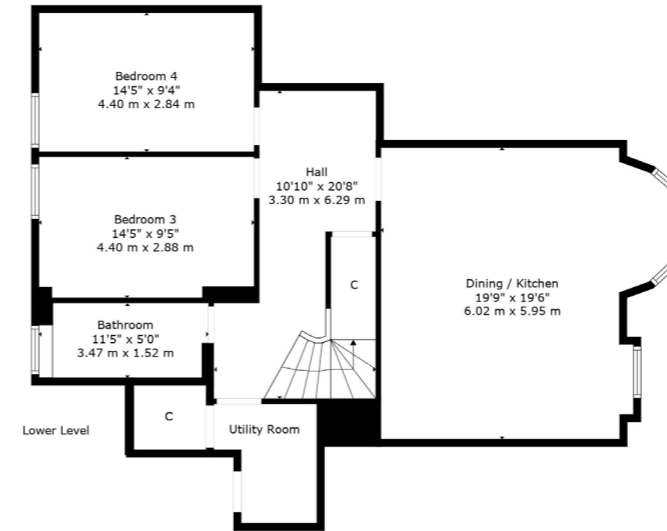
The accommodation comprises; attractive reception hall with sweeping staircase, superb bright south facing bay windowed lounge, with feature white marble fire surround and impressive cornicework. There are two bedrooms and a family bathroom. Downstairs, is a fantastic, spacious dining kitchen, again south facing, two further bedrooms, a large utility room and further bathroom.

There is gas central heating and refurbished original flooring throughout. There is a communal back garden and residents can also take advantage of access to the Sixty Steps south facing garden at the 'Belle Vue' situated opposite.









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 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.

**WE5069** | Sat Nav: 13 Kelvinside Terrace South, North Kelvinside, G20 6DW

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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



WE'RE **SOLD** ON  
YOUR FUTURE



Corum West End  
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: [westendnq@corumproperty.co.uk](mailto:westendnq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)