



7A HOLYROOD CRESCENT
KELVINBRIDGE

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

7A Holyrood Crescent is a fantastic, four bedroom upper duplex apartment, situated in the highly sought after Kelvinbridge. This generous accommodation retains a wealth of period features and offers a flexible layout over two levels within eight apartments, suiting a wide range of buyers.

The internal accommodation comprises; a stunning welcoming reception hall with original staircase, impressive bay window lounge with feature fireplace and beautiful cornice work, modern kitchen with integrated appliances, a range of base and wall mounted units and breakfasting bar. There is a spacious dining room to the front, which could be utilised as a fifth bedroom, an additional spacious double bedroom to the rear and a well-appointed family bathroom with three-piece suite completes the lower-level accommodation. Upstairs, there are two double bedrooms both offering ample space for free standing storage, with the rear facing bedroom further benefiting from in-built storage. a third smaller bedroom which could be utilised as a home office and finally, a modern shower room, which completes the internal accommodation.

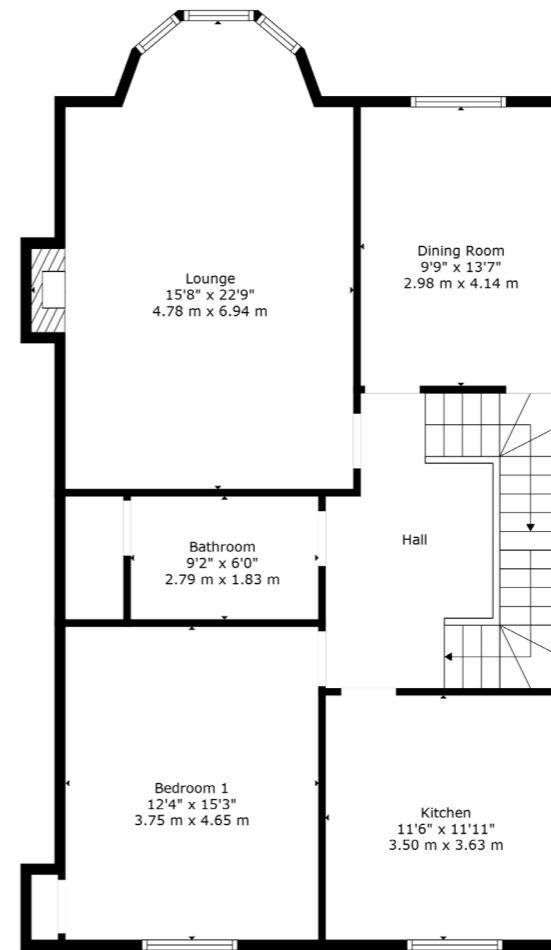
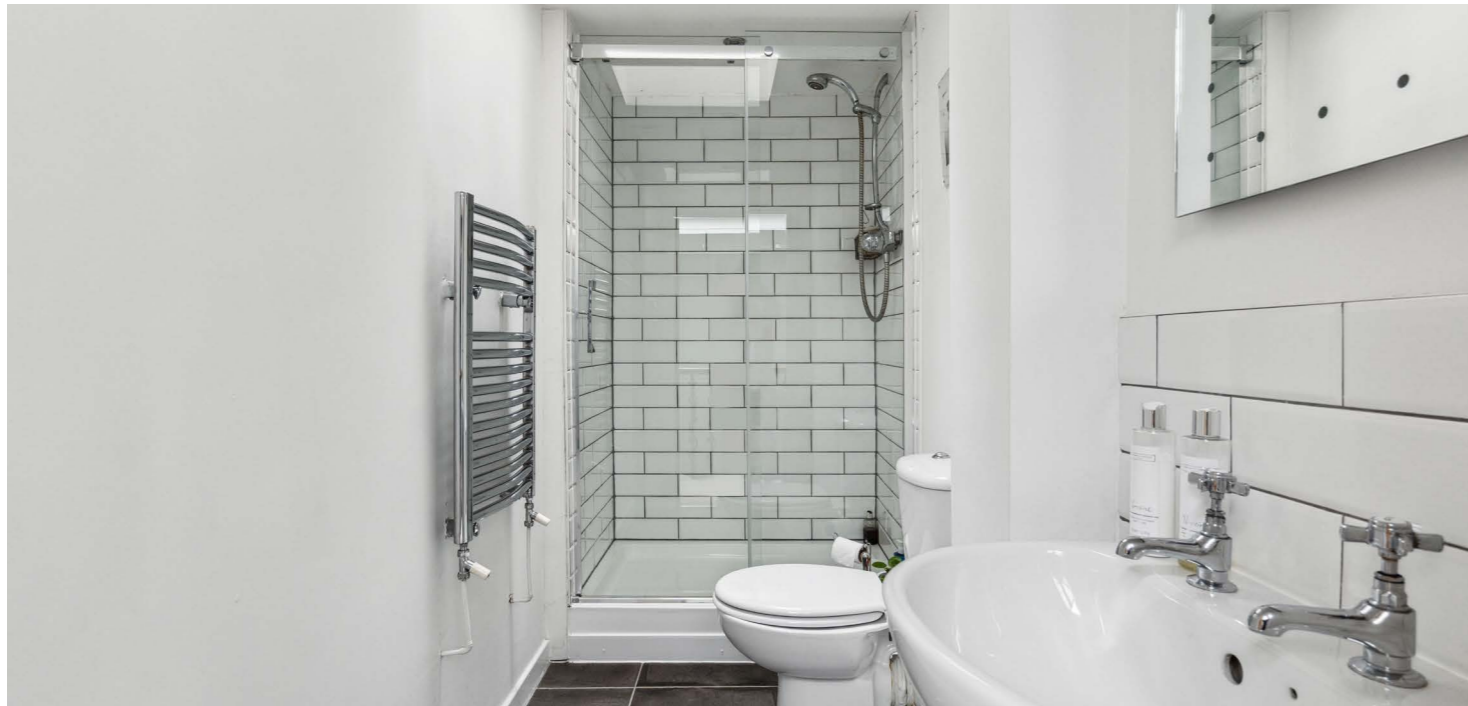
In addition, the property has gas central heating, well-maintained communal rear gardens and access to the attractive Holyrood Crescent residents' pleasure gardens along from the property. On street residents' parking permits are available on request via Glasgow City Council.



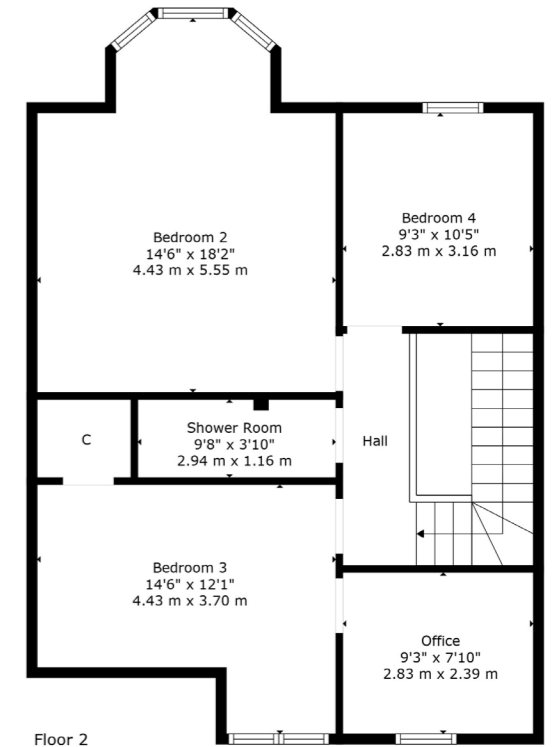








Floor 1



Floor 2

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

There is private schooling available on Great Western Road at Glasgow Academy, and a number of excellent local primary and secondary schools. Glasgow University is situated on University Avenue, just off Byres Road, and provides world class further education.

WE5085 | Sat Nav: 7A Holyrood Crescent, Kelvinbridge, G20 6HJ

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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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