



1/1 3 QUEEN MARGARET ROAD

NORTH KELVINSIDE

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3 | BEDROOMS

1 | BATHROOM

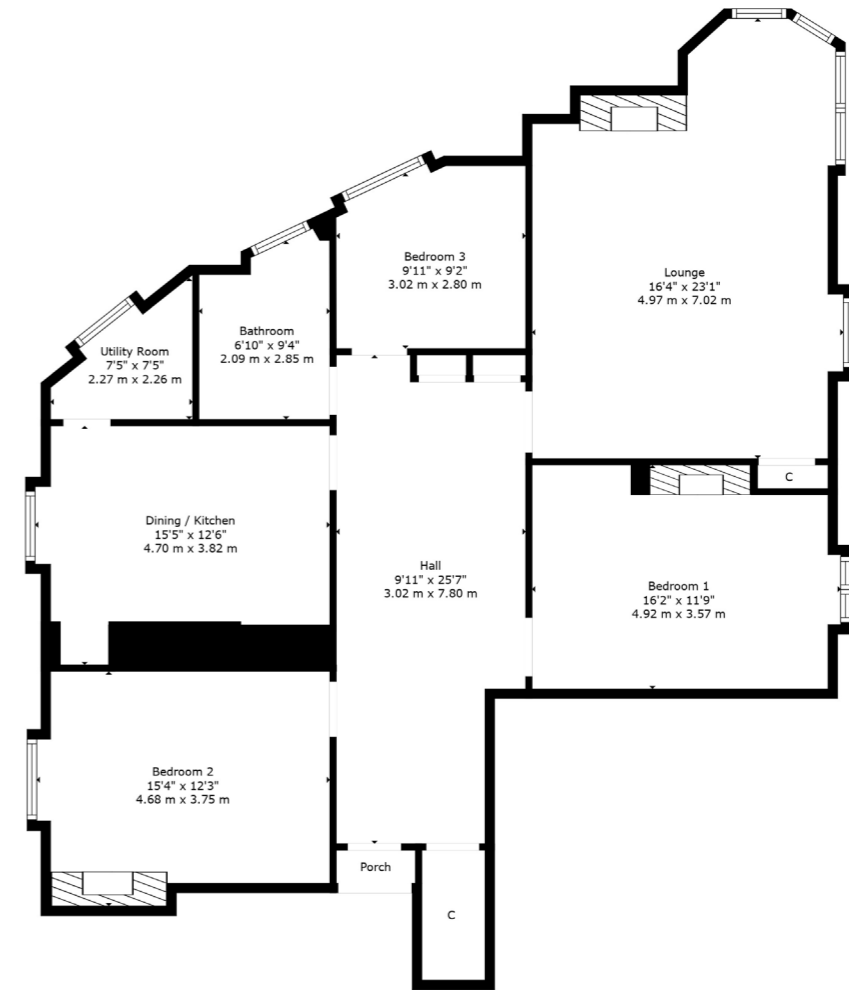
1 | PUBLIC ROOM

1/1 3 Queen Margaret Road is a stunning, three bedroom apartment, on the preferred first floor of this handsome tenement building, boasting plentiful space, a plethora of period features, open aspects over the River Kelvin, mature tree-line and the Sixty Steps of Alexander Greek Thomson. Located in the desirable North Kelvinside district, the property is perfectly placed for access to a wealth of local amenities.

The building is initially accessed via a secure door entry system leading to the residents communal hallway. The internal accommodation comprises; entrance vestibule with beautiful stained glass door, large welcoming reception hallway spanning over twenty feet in length with ample storage cupboards and provides access to all apartments, striking dual aspect, corner positioned, bay windowed sitting room with focal fireplace, stunning ornate cornice work, beautiful leafy open aspects and an abundance of light pouring through. There is a spacious family dining kitchen of bespoke design, boasting a Classic Deluxe Rangemaster range cooker and hood, floating shelves made from Scottish yew, base units topped with a solid beech worktop and separate utility room with washing machine and dryer, two generous double bedrooms both benefiting from ample space for free-standing storage and a smaller third, which is perfect for a home office space. Finally, there is a well-appointed family bathroom with three-piece suite and shower over bath, featuring hand-glazed Winchester tiles completing the internal accommodation on offer. The sizeable garden is communally owned and used.

The flat also boasts a wealth of original features including original flooring, feature fireplace, cornice work and architraves. There is an abundance of stunning natural light due to the southerly aspect to the front, and benefits from a newly fitted boiler, wooden double-glazed sash and case windows throughout, a secure door entry system and residents on street permit parking is available.





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, where the property is within the catchment area of Hillhead Primary and Hillhead High School. Glasgow University is situated on University Avenue just off Byres Road, and provides first class further education.

WE5081 | Sat Nav: 3 Queen Margaret Road, North Kelvinside, G20 6DP

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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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