



124 BALCARRES AVENUE

KELVINDALE

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A magnificent, three bedroom semi-detached house situated in the highly sought after popular Kelvindale district. This prime family home is perfectly located to take full advantage of an abundance of local amenities on offer.

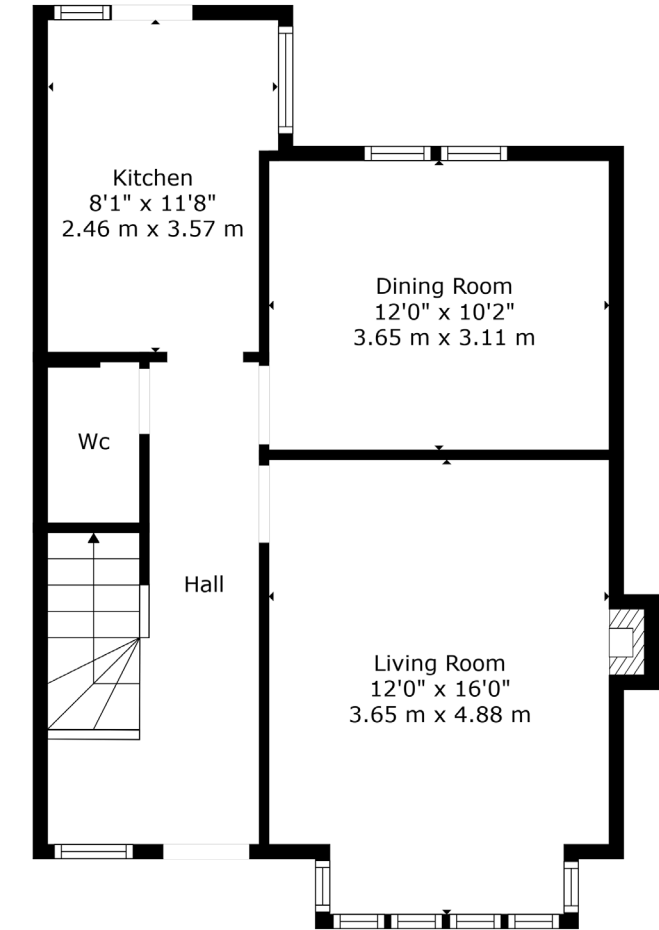
The stylish interior has been upgraded and decorated. The accommodation comprises; welcoming reception hall with WC, bright box bay windowed lounge with feature wood burning stove, formal dining room and modern kitchen with integrated appliances. The kitchen provides direct access to the rear gardens, where there is an attractive garden room, currently being used as a home office. Stairs lead to the upper level where there are three bedrooms and a well-appointed modern family bathroom with separate bath and walk-in shower.

In addition, the property has double glazing, gas central heating, cellar storage, a driveway and private gardens to the front and rear.

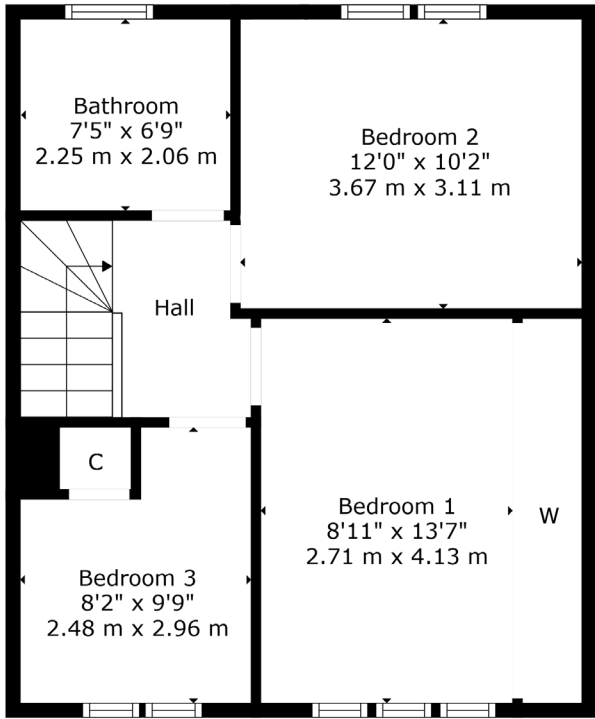








Ground Floor



1st Floor

Kelvindale is a popular district in the West End of the city. Kelvindale shares the postcode G12 with the neighbouring districts of: Kelvinside, Hillhead, Hyndland and Dowanhill. The area is characterised by traditional interwar housing, formed of tenements and semi-detached houses, and is extremely popular with young families due to excellent schooling at Kelvindale Primary and Cleveden Secondary School.

Many of the street names in the area are named after places in England. These include Colchester Drive, Beaconsfield Road, Manchester Drive, Leicester Avenue, Northampton Drive, Southampton Drive and Weymouth Drive. A few are also named after Scottish place names, including Grandtully Drive and Fortingall Avenue.

WE5133 | Sat Nav: 124 Balcarres Avenue, Kelvindale, G12 0QR

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

Tel: 0141 357 1888

Email: westendenq@corumproperty.co.uk

www.corumproperty.co.uk