



## FIRST FLOOR 8 KIRKLEE TERRACE

KELVINSIDE

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3 | BEDROOMS

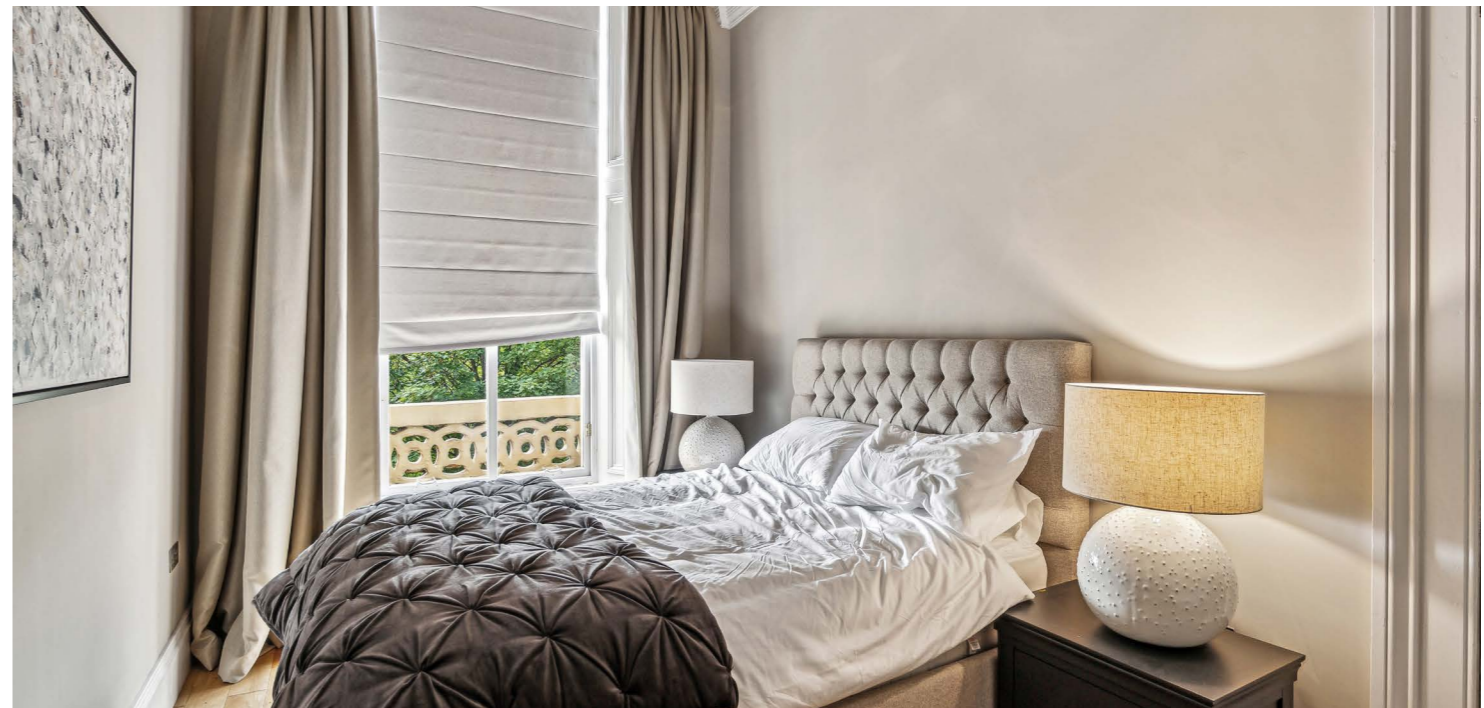
2 | BATHROOMS

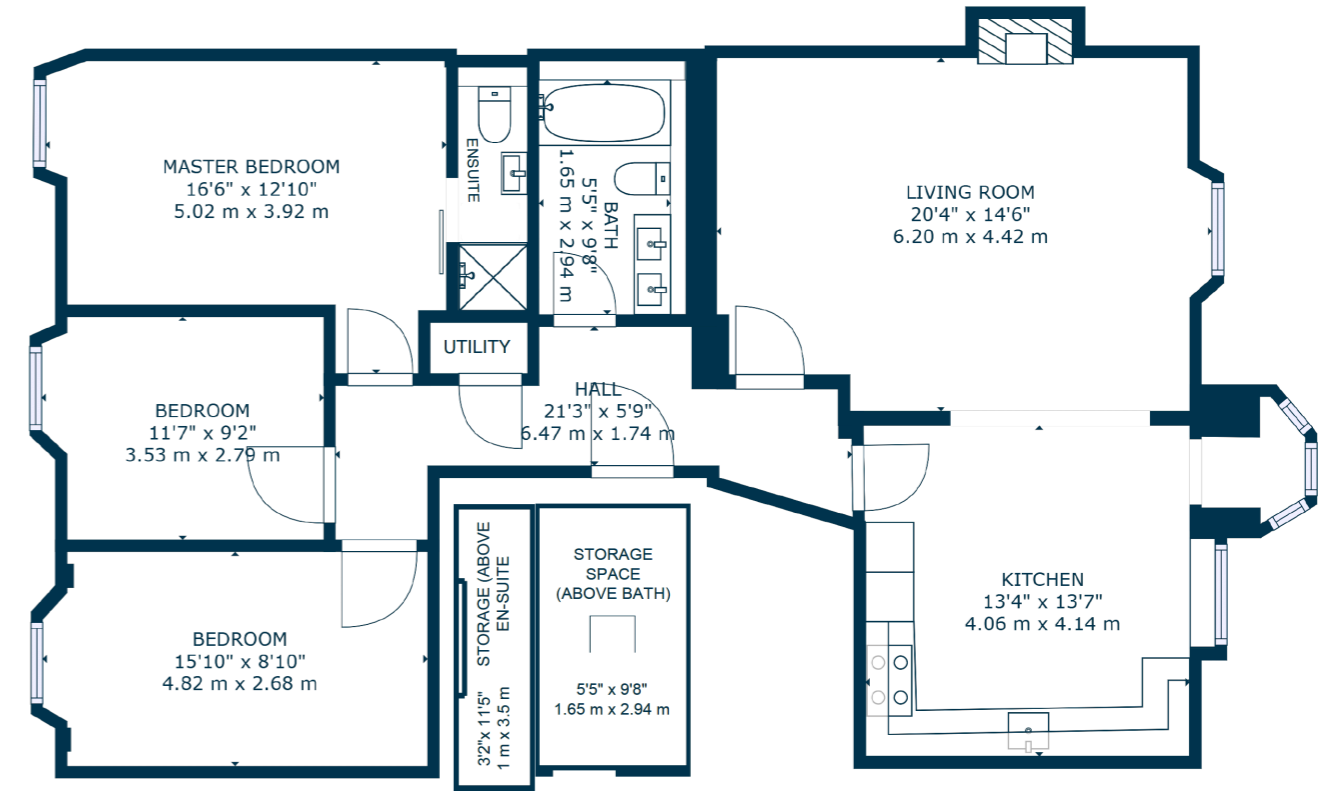
1 | PUBLIC ROOM

Originally designed by Charles Wilson around 1845, Kirklee Terrace is one of the most sought-after and rarely available addresses in Glasgow's West End. The apartment is located in a prime, elevated position within a classic blonde sandstone terrace, boasting attractive south-facing views and abundant natural light throughout the property. Residents of Kirklee Terrace enjoy on-street parking, access to private pleasure gardens, and exclusive access to the Botanic Gardens.

The townhouse features an elegant and welcoming communal hallway, with a sweeping staircase leading to the main apartment, which occupies the entire first floor and the accommodation has been carefully and sympathetically restored. A welcoming reception hallway provides access to all principal rooms. The property includes a stunning contemporary dining kitchen, equipped with a wide range of integrated appliances, solid ash worktops, a Belfast sink, and a unique and elegant window seat offering picturesque views over the rear gardens. The semi open-plan lounge, finished in natural tones, features a Nordpeis Bergen wood-burning stove and original ornate corning. Additionally, there is a beautifully designed family bathroom. The apartment offers three well-proportioned double bedrooms, each with lovely Juliet balconies overlooking the pleasure gardens; the principal bedroom benefits from an en-suite shower room and excellent overhead storage. A separate utility room houses a washing machine and tumble dryer. The property also features additional storage space above the bathroom.

Helsinki oak flooring runs throughout the apartment, creating a light and natural atmosphere. Double-glazed sash and case windows are installed at the front, while the rear features restored sash and case windows.





FLOOR 1

Kelvinside is an affluent district in the heart of the West End. It is situated north of the River Clyde and is bounded by Broomhill, Dowanhill and Hyndland to the south, with Kelvindale and the River Kelvin to the north. The district boasts some superb large Victorian villas and terraces, along with fantastic new build properties.

Kelvinside is well placed for a number of local shops and amenities, on both Hyndland Road and Byres Road, including cafés, delicatessens, restaurants and bars. The area is extremely popular with families, upsizers and downsizers alike, and there are a number of supermarkets in the area, including Marks & Spencer and Waitrose. Glasgow's Botanic Gardens are close by, offering green space and walks along the River Kelvin. A bus service operates on Cleveden Road, Great Western Road and Hyndland Road, and there are railway stations at Kelvindale and Hyndland. There are also good road links to the City Centre, Glasgow International Airport, and beyond.

The area is home to Kelvinside Academy, a private school situated on the corner of Kirklee Road and Bellshaugh Road, and there is also excellent local schooling as well.

**WE5129** | Sat Nav: First Floor 8 Kirklee Terrace, Kelvinside, G12 0TH

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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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