



# FLAT 5 54 CLEVEDEN DRIVE

KELVINSIDE

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c o r u m



1 | BEDROOM

1 | BATHROOM

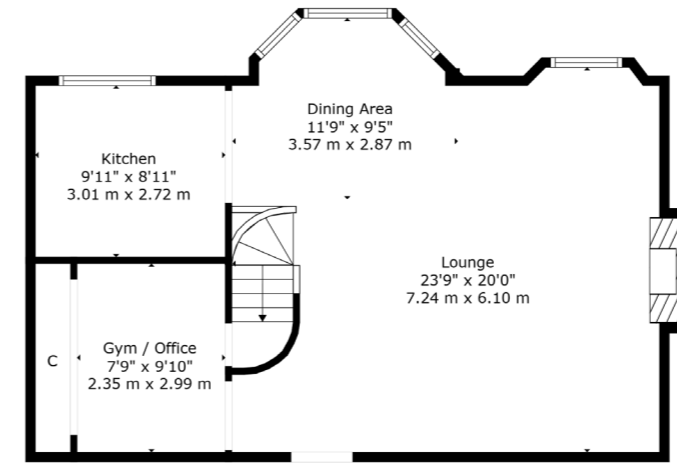
1 | PUBLIC ROOM

Without a doubt, one of the best one bedroom conversions on the market right now, this first floor conversion at 54 Cleveden Drive is in excellent condition throughout, and the residents' communal areas are truly breathtaking. Entering the building via a secure entry system leads into a recently redecorated boutique, hotel-style hall with a commanding central stair that leads to the first floor and some quite remarkable stained glass windows.

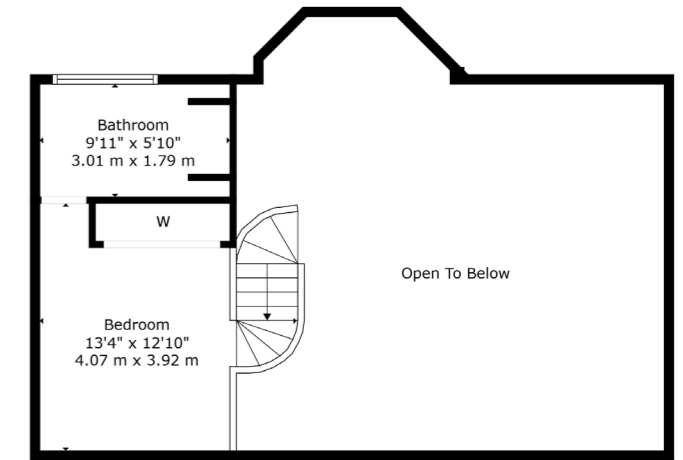
The conversion, situated at the rear of the building, is south facing and looks over the residents' gardens. Internally, the accommodation comprises an expansive and extremely bright sitting room with beautiful ornate cornicing, open aspects, a bay window perfect for dining, a grand gas fire with original surround, a semi-open plan kitchen boasting a range of base and wall-mounted units, and a multi-purpose room with built-in storage that completes the lower level. The mezzanine level provides a well-proportioned double bedroom with built-in storage and a beautifully designed en-suite shower room.

The property benefits from residents' parking to the front grounds, free on street parking, and beautiful south facing residents' gardens to the rear.





Floor 1



Floor 2



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, Downhill 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 Clevedon 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.

**WE5145** | Sat Nav: 54 Clevedon Drive, Kelvinside, G12 0NU

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.



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