



2/1 62 KELVINGROVE STREET
KELVINGROVE

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3 | BEDROOMS

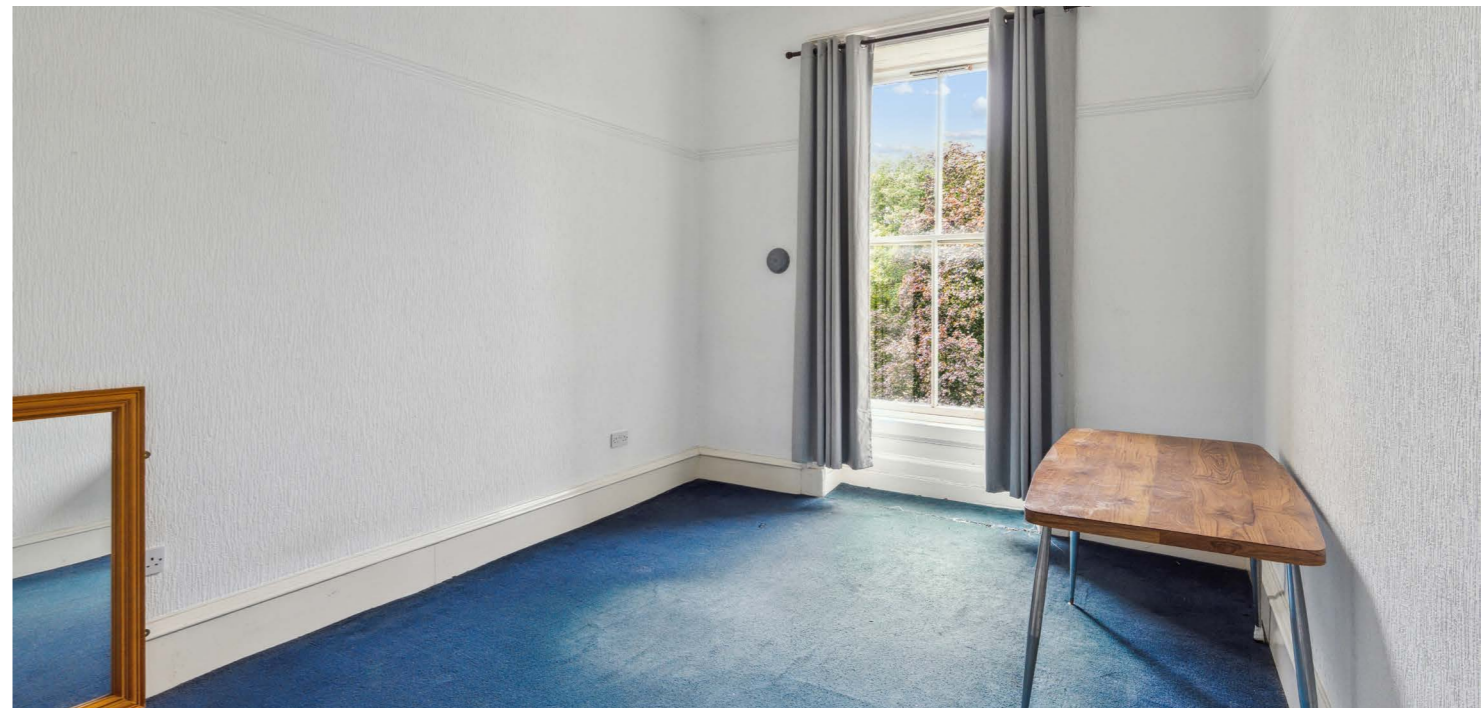
2 | BATHROOMS

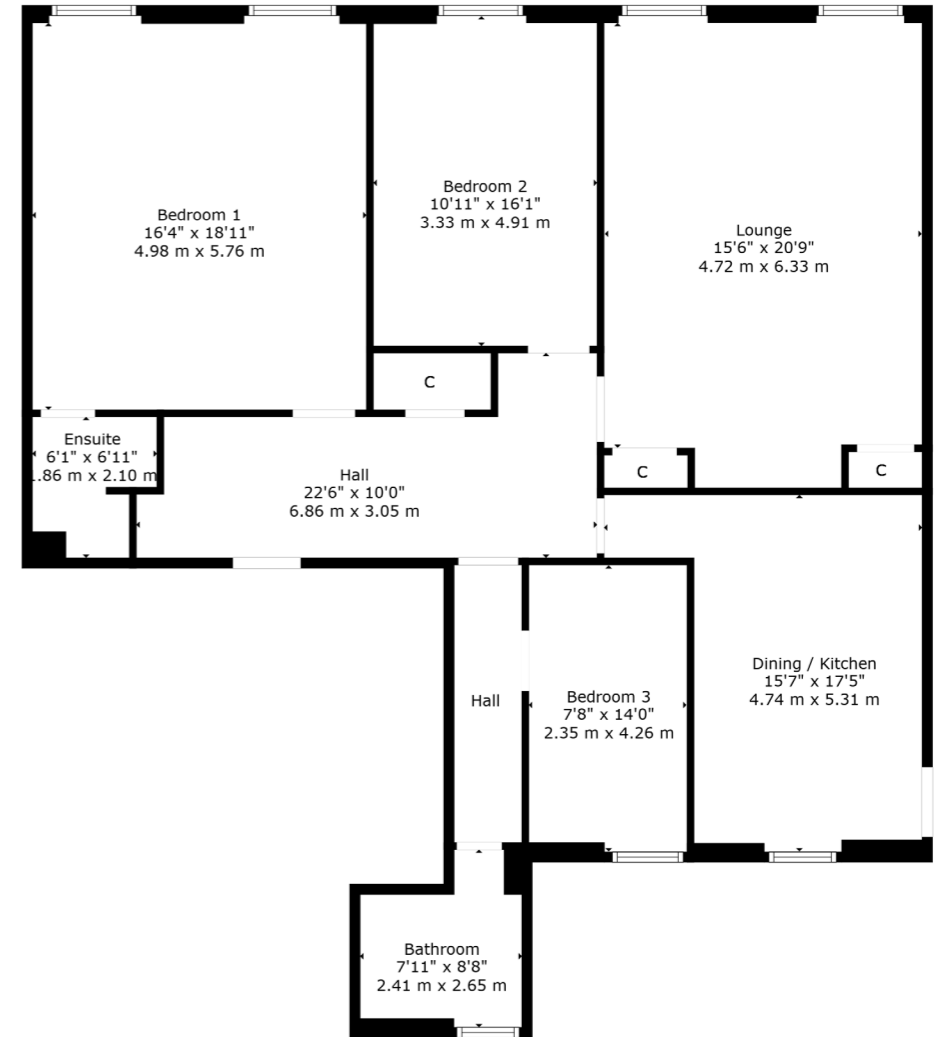
1 | PUBLIC ROOM

A fantastic opportunity in the form of this second floor flat, situated in the heart of Kelvingrove which boasts three well-proportioned bedrooms and fantastic open aspects over Kelvingrove Square and Park. This property is exceptionally well placed to take advantage of the bustling Finnieston district with an enviable selection of superb restaurants and bars nearby.

The blonde sandstone tenement is initially accessed via a secure entry into a well-presented communal hall which in turn leads to the rear courtyard. The accommodation comprises: large reception hall with storage off and access to all apartments, expansive front-facing lounge with two storage cupboards and outlook onto the square, and a good-sized dining kitchen to the rear. There are three spacious double bedrooms, with the principal benefiting from grand proportions and an en-suite shower room. To complete the internal accommodation, there is a well-appointed family bathroom to the rear.

In addition, the property has electric heating, original sash and case windows and residents on street permit parking can be applied for via Glasgow City Council.





This property is exceptionally well placed to take advantage of the bustling Finnieston district with an enviable selection of superb restaurants and bars nearby, including The Ox & Finch, The Gannet, Six by Nico, The Kelvingrove Café, The Crabshakk and The Finnieston. Finnieston Street is a major junction on the Clydeside Expressway, and on 18th September 2006, was augmented with the addition of the Clyde Arc (known locally as "The Squinty Bridge") over the River Clyde.

WE4125 | Sat Nav: 62 Kelvingrove Street, Kelvingrove, Glasgow, G3 7SA.

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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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