



1/1 31 LANSDOWNE CRESCENT
KELVINBRIDGE

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

1/1 31 Lansdowne Crescent is a magnificent first floor, four bedroom tenement flat, occupying an enviable corner position with open aspects onto the River Kelvin. Located in the heart of the popular Kelvinbridge area, the property is perfectly located to take advantage of a wealth of local amenities and transport links. This immaculate blonde tenement property has retained some beautiful original features such as fireplaces and cornice detailing, and is presented in excellent condition throughout.

The building has undergone a complete restoration within the last five years, making it one of the best tenement blocks in Glasgow's West End. The owners have completed a programme of extensive improvements within the property, including full electrical re-wiring and a new boiler and central heating system (2020). The building is initially accessed via a secure entry system leading into a well-maintained communal hallway. The internal accommodation comprises; entrance vestibule, large welcoming reception hallway spanning over 29ft in length with storage off and a superb, dual aspect lounge with feature open fireplace. There is a stunning, newly installed dining kitchen that has incorporated the original Victorian range as a feature, making this the true heart of this family home. There are four generous sized double bedrooms, one currently being used as a dining room and the principal being further enhanced with an en suite shower room. Finally, a stylish modern family bathroom with shower over bath completes the accommodation on offer.

The property has gas central heating, secure entry system, well-kept communal gardens to the rear, and the Lansdowne Crescent Residents' Gardens are available to use for a small annual fee. On-street permit parking is available via request to Glasgow City Council.









Kelvinbridge 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.

Good public transport is available with a choice of Kelvinbridge underground station, railway and bus routes to Glasgow City Centre and beyond. There is private schooling available on Great Western Road at Glasgow Academy, and a number of excellent local primary and secondary schools.

Glasgow University is situated on University Avenue, just off Byres Road, and provides world class further education.

WE4906 | Sat Nav: 1/1 31 Lansdowne Crescent, Kelvinbridge, Glasgow, G20 6NH

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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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