



8 HOLYROOD CRESCENT

KELVINBRIDGE

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7 | BEDROOMS

3 | BATHROOMS

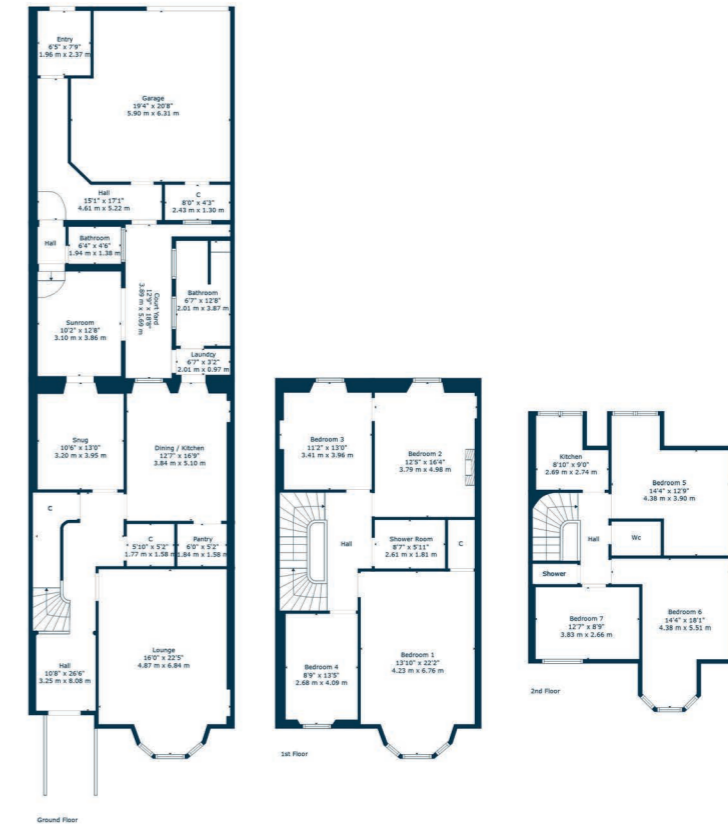
3 | PUBLIC ROOMS

This highly sought-after three storey townhouse, located in the heart of Glasgow's prestigious Kelvinbridge, offers a rare opportunity to acquire a spacious and character-filled property. With ten apartments spread across the three floors, the home provides ample space and potential, making it an ideal project for a family or an investor. Subject to the necessary consents, there could be options to split the property into two or three apartments.

The property retains many original features, including stunning decorative cornice work, original flooring, and a sweeping staircase, all of which contribute to its unique charm. Externally, the townhouse benefits from front and back gardens, offering private outdoor space, along with a large garage providing convenient parking and additional storage. This is the only house on the Crescent with a garage, and the property also benefits from access to the communal residents' gardens.

Recent upgrades include a newly re-roofed structure, gas central heating, and double glazing to the rear, ensuring comfort and peace of mind. While the property does require some modernisation, it offers the perfect blank canvas for those looking to restore and enhance it to their personal tastes. Situated in the desirable Kelvinbridge area, this home provides easy access to local amenities, public transport, and green spaces, making it an excellent location for both family living and investment. With its potential and prime position, this townhouse is a rare find in one of Glasgow's most sought-after locations.





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.

WE5172 | Sat Nav: 8 Holyrood Crescent, Kelvinbridge, Glasgow, G20 6HJ

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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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