



# FLAT 1 16 CLEVEDEN GARDENS

KELVINSIDE

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**4 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**This fantastic, B-Listed upper conversion, built circa 1880, is an excellent opportunity to acquire a spacious conversion in need of modernisation, and turn it into a superb family home. It offers flexible accommodation and retains the full original staircase in the former townhouse, as well as ownership of the front garden.**

The accommodation comprises; welcoming reception hall, beautiful original stair with the most incredible stained-glass window on the half landing, superb full drawing room with incredible cornice work, dining kitchen, pantry, a bathroom and ample storage.

Upstairs, there are four generously proportioned double bedrooms and some wonderful features including the original marble surrounds and glass cupola, allowing natural light to flood through the property. In addition, there is a second bathroom with bath and walk in shower.

The property also benefits from free on street parking.









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.

**WE5215** | Sat Nav: 16 Cleveden Gardens, Kelvinside, Glasgow, G12 0PT

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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