



10 BELLSHAUGH LANE
KELVINSIDE

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Nestled in the heart of Kelvinside, this beautifully restored former coach house offers a unique and exceptional opportunity to own a detached home in one of Glasgow's most desirable West End locations, Kelvinside. The property comes with a private parking space and a charming 'sitooterie', perfect for enjoying the warmer days, thanks to its southerly aspects.

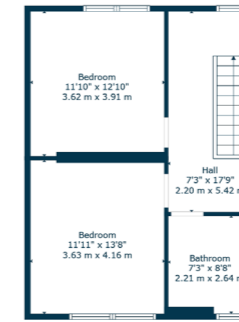
Inside, the home greets you with a spacious reception hall, a fantastic sitting room, and a lovely garden room. The principal bedroom features an en-suite, and the dining kitchen is superb, with a conservatory dining room extending from it. Upstairs, two generously sized bedrooms and a family bathroom complete the living space. The property's most striking features include its stunning exposed stone walls and staircase, blending modern style with traditional charm. Beautiful stained-glass windows add further character.

At approximately 1300sq ft, 10 Bellshaugh Lane offers far more space than one might expect from a 'bijou' coach house or mews, making it a truly exceptional home.

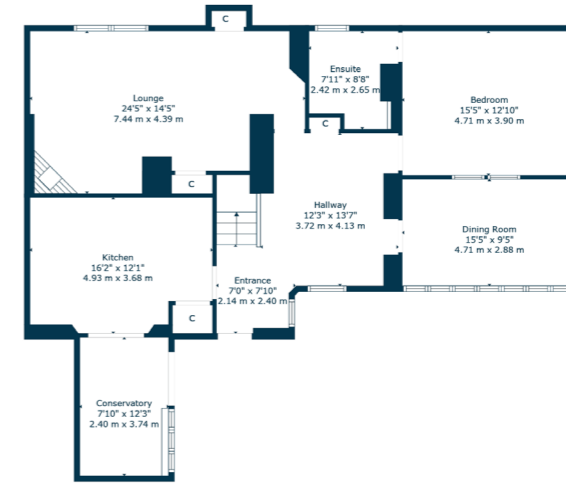








1st Floor



Ground Floor



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. 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.

WE5237 | Sat Nav: 10 Bellshaugh Lane, Kelvinside, Glasgow, G12 0PE

For the full home report visit 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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