



# GLENDOUNE

1/2 996 GREAT WESTERN ROAD, KELVINSIDE

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**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**Glendoune at 996 Great Western Road, is a wonderful Victorian building by John Honeyman circa 1875, located in the desirable Kelvinside district. In superb condition, the building offers off street parking and immaculate traditional communal areas. Occupying the entire first floor, apartment 1/2 is a beautiful three-bedroom apartment with south facing aspects to the front, overlooking the tree lined street.**

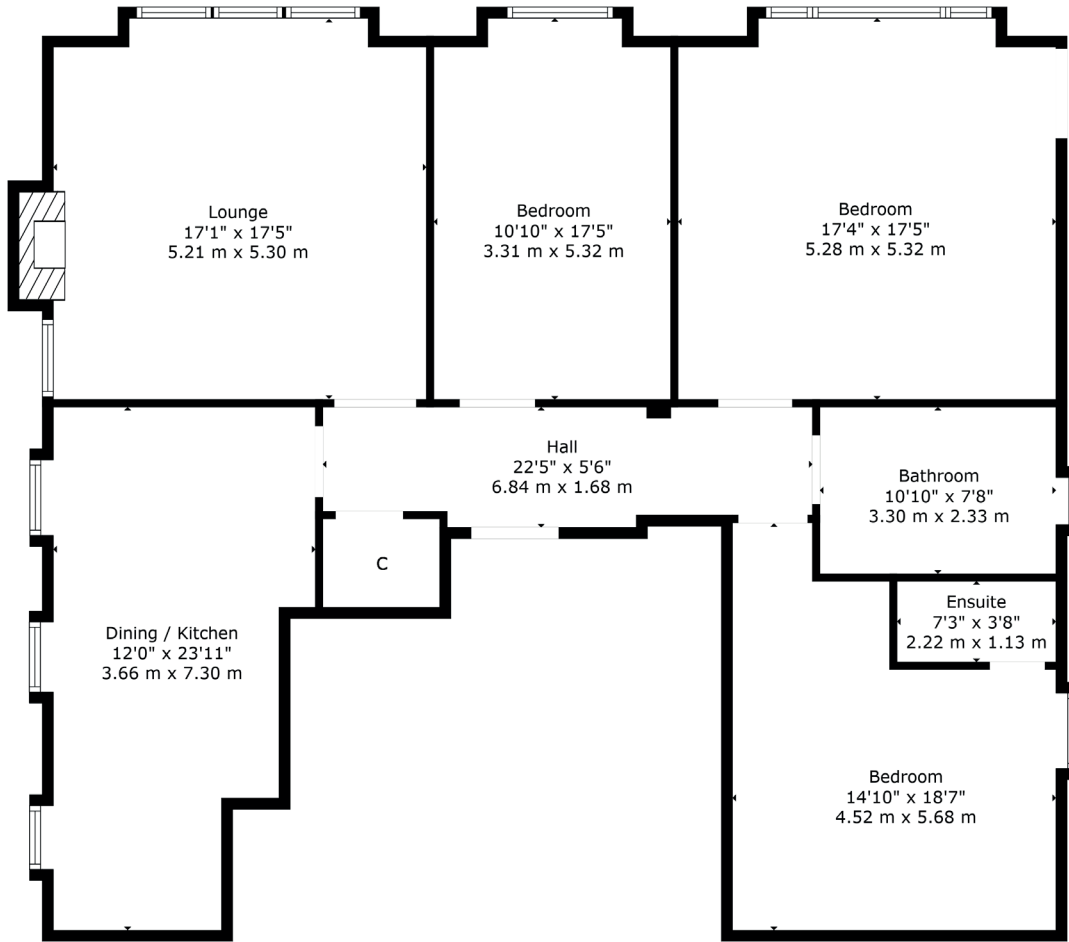
The conversion has a welcoming reception hall with storage off, and a bright and spacious front facing lounge, with feature fireplace and southerly open aspects. There is a great dining sized kitchen to the rear, boasting a range of base and wall mounted units, integrated appliances and ample space for dining, and two generously proportioned double bedrooms, both offering ample space for free-standing storage, with the principal to the rear boasting a beautifully designed, built-in ensuite shower room. A smaller, third bedroom to the front, and an extremely stylish, fully tiled, family bathroom, with separate shower and bath, completes the accommodation on offer.

In addition, the property benefits from gas central heating, well maintained communal ground, south facing aspects and a plethora of period features throughout, including cast iron radiators, cornice work, feature fireplaces and architraves. There is off-street parking, as well as free on street parking for residents and guests.









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.

**WE5242** | Sat Nav: 996 Great Western Road, Kelvinside, Glasgow, G12 0NS

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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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