



**2/1 75 CLOUSTON STREET**  
NORTH KELVINSIDE

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Occupying a desirable second-floor position within a beautiful "Wilsonsque" blonde sandstone tenement built circa 1865 and C-Listed, this exceptional four-bedroom flat offers spacious and versatile accommodation, in one of the West End's most sought-after locations. Positioned on the border of Kelvinside and North Kelvinside, the property enjoys a striking corner outlook with open views over the River Kelvin.

Presented in excellent condition throughout, the flat can be configured as either four bedrooms or as three bedrooms with two generous public rooms. The internal accommodation comprises: a large and welcoming reception hallway with storage, a bright and elegant bay-windowed lounge, four well-proportioned bedrooms (one currently used as a formal dining room), a stylish family bathroom, and a convenient separate shower room.

The heart of the home is a spectacular dining kitchen, featuring a large steel-topped island, induction hob, integrated appliances, and ample storage – perfect for both everyday living and entertaining.

Period features abound, including ornate corning, ceiling roses, handsome fireplaces, and beautiful flooring throughout. Residents also benefit from access to a charming communal garden and a well-maintained residents' hall. Original stair access serves all floors. On-street permit parking is available upon request through Glasgow City Council.





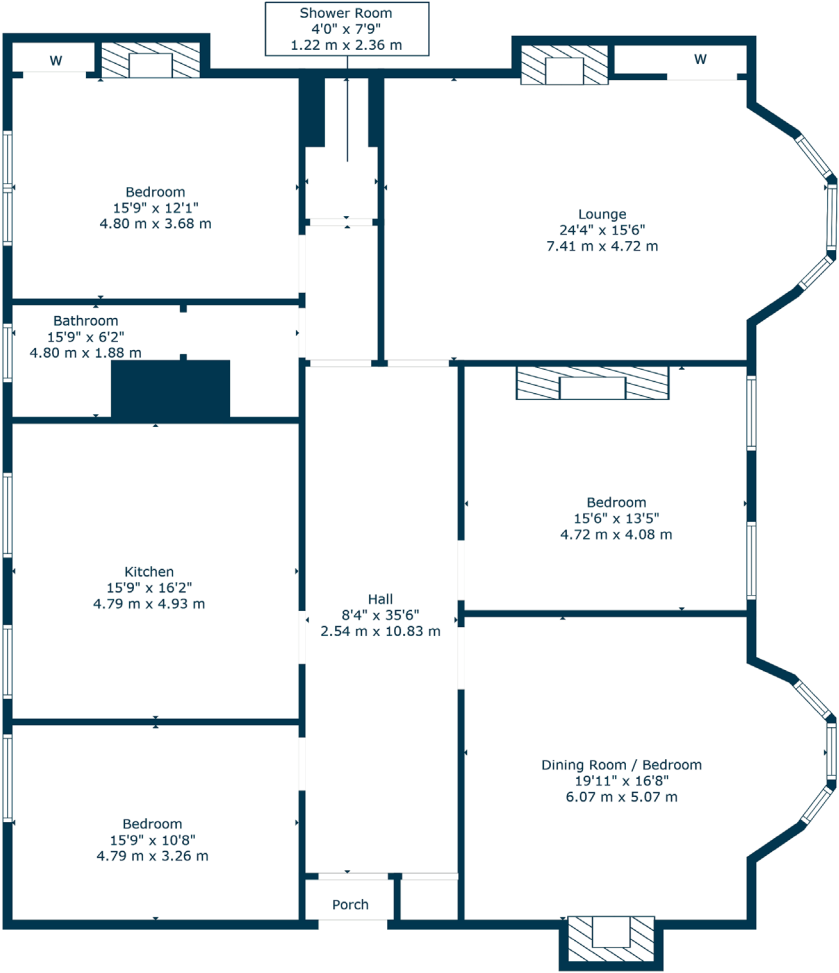












North Kelvinside is close to Byres Road and Great Western Road which provides an array of excellent amenities including bars, restaurants, delicatessens and retailers including Paesano Pizza, Cottonrake Bakery, Roots Fruits & Flowers, La Lanterna and Farrow & Ball. The River Kelvin Walkway, Botanic Gardens and Kelvingrove Park are also nearby.

Public transport is also available with a choice of Kelvinbridge underground, railway and bus routes to Glasgow City Centre and beyond. There is private schooling available at Kelvinside Academy on Kirklee Road and on Great Western Road at Glasgow Academy and The High School of Glasgow. There are also a number of excellent local primary and secondary schools. Glasgow University is situated on University Avenue just off Byres Road, and provides first class further education.

**WE5336** | Sat Nav: 2/1 75 Clouston Street, North Kelvinside, Glasgow, G20 8QW

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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