



**0/2 26 HOLYROOD CRESCENT**  
KELVINBRIDGE

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**This beautiful, recently renovated, two-bedroom ground floor flat offers a perfect blend of period charm and modern living. Set within a striking blonde sandstone tenement, the building features secure entry, a well-maintained communal hallway, and access to rear gardens. Residents also enjoy exclusive access to the beautifully kept shared gardens at the heart of Holyrood Crescent.**

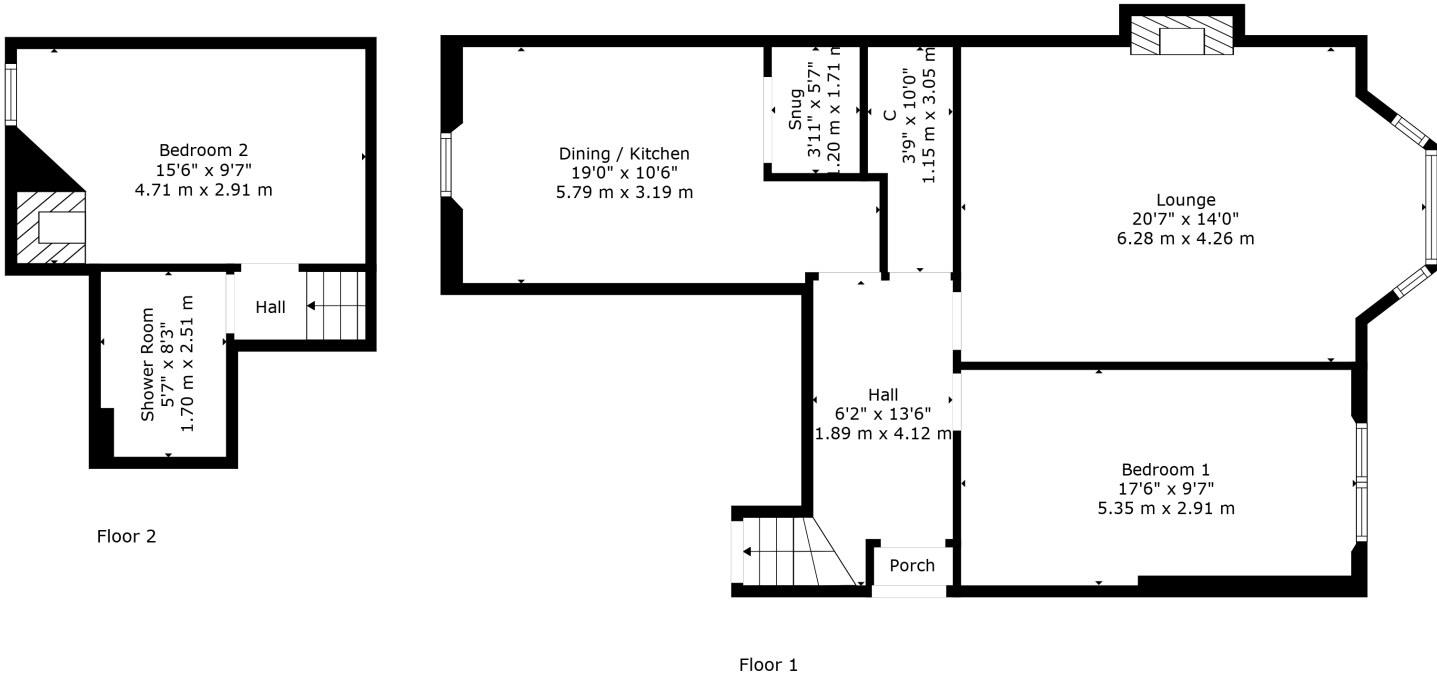
Inside, the property welcomes you with a bright and spacious reception hall, leading to a stunning bay-windowed lounge adorned with intricate cornicing. The principal bedroom sits at the front, while a stylish dining kitchen, complete with built-in seating, offers the ideal space for entertaining. To the rear, you will find a second bedroom and a luxurious shower room located on the upper level.

Additional highlights include gas central heating, new flooring throughout, and elegant decorative touches such as classic wall paneling. A truly exceptional home in a sought-after location.









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.

**WE5378** | Sat Nav: 26 Holyrood Crescent, Kelvinbridge, Glasgow, G20 6HL

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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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