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**Two-bedroom garden flat
40A Lansdowne Crescent, Kelvinbridge, Glasgow G20 6NH
Offers Over £265,000**



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Situated in a grand blonde sandstone townhouse on one of the West End's most prestigious streets and offering a flexible layout, this stunning garden flat at 40A Lansdowne Crescent presents a rare opportunity to acquire an elegant home with generous outdoor space in the heart of Kelvinbridge. The property effortlessly blends period charm with modern touches and is further enhanced by a unique conservatory featuring a beautiful fireplace, creating an exceptional indoor-outdoor living experience.

Internally, the accommodation is bright and well-proportioned. A spacious lounge with high ceilings, ornate cornicing, and traditional sash windows provides a warm and welcoming heart to the home. The modern kitchen is sleek and well-equipped, offering ample storage and integrated appliances. The flat features a generous sized bedroom with a peaceful outlook. In addition there is a large internal boxroom (currently being used as a 2nd bedroom). A stylish three-piece bathroom completes the main accommodation.

To the rear, the standout conservatory provides a versatile second living space or dining area, ideal for entertaining or relaxing year-round. With its feature fireplace and garden views, it offers an inviting ambience that's rare in similar properties.

Externally, the property enjoys a private rear garden, along with access to a communal rear garden, offering plenty of outdoor space for both quiet enjoyment and social occasions. To the front, a private patio garden leads to secure gated access to Lansdale Gardens, a beautifully maintained residents-only garden providing an exceptional green space in this sought-after urban setting.

Kelvinbridge is one of the most desirable parts of the West End, with a vibrant mix of cafés, restaurants, and shops just a short walk away on Great Western Road and Byres Road. Excellent public transport links are available via Kelvinbridge subway and regular bus services, and green spaces such as Kelvingrove Park and the Botanic Gardens are within easy reach.

This remarkable two-bedroom flat combines timeless elegance, modern comfort, and outdoor living in one of Glasgow's most desirable neighbourhoods. Viewing is highly recommended.

EPC Rating

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Measurements

| | |
|--------------------|-----------------------------|
| Entry | 8'8 (2.63m) x 10' (3.05m) |
| Lounge/Dining Room | 22'4 (6.82m) x 15'1 (4.59m) |
| Boxroom | 14'1 (4.30m) x 10' (3.05m) |
| Kitchen | 13'9 (4.18m) x 7' (2.13m) |
| Utility | 3'6 (1.08m) x 11'4 (3.46m) |
| Conservatory | 12'1 (3.67m) x 8'2 (2.49m) |
| Bedroom | 9' x (2.74m) x 13'4 (4.07m) |
| Bathroom | 7'3 (2.20m) x 6' (1.83m) |



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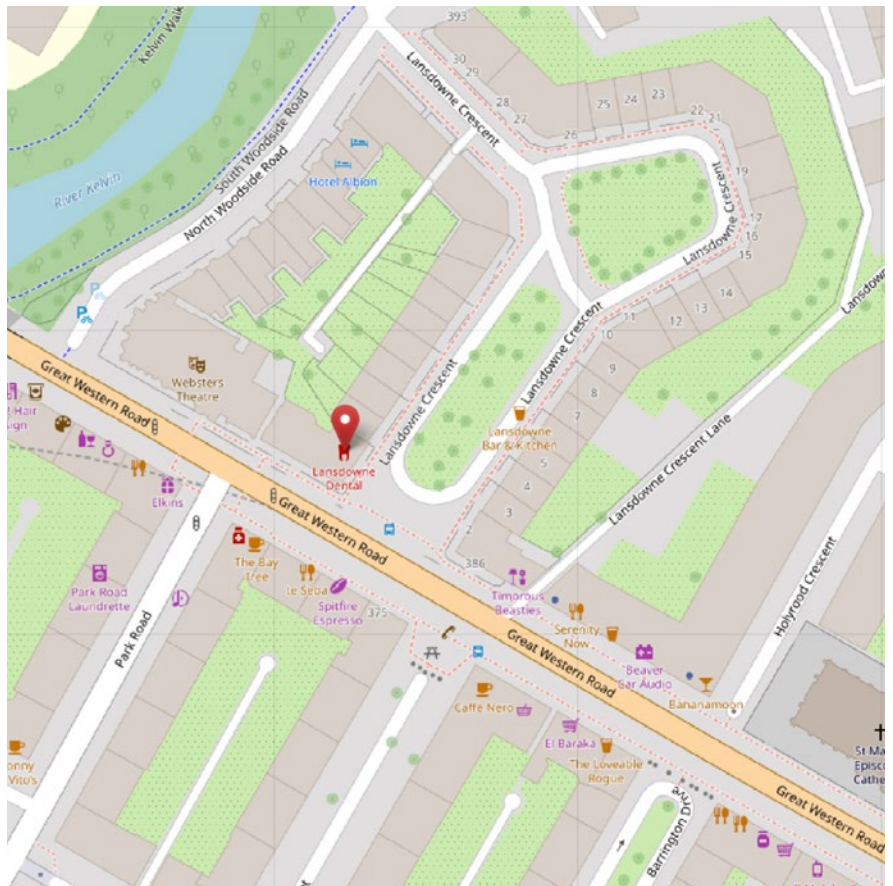


Travel Directions

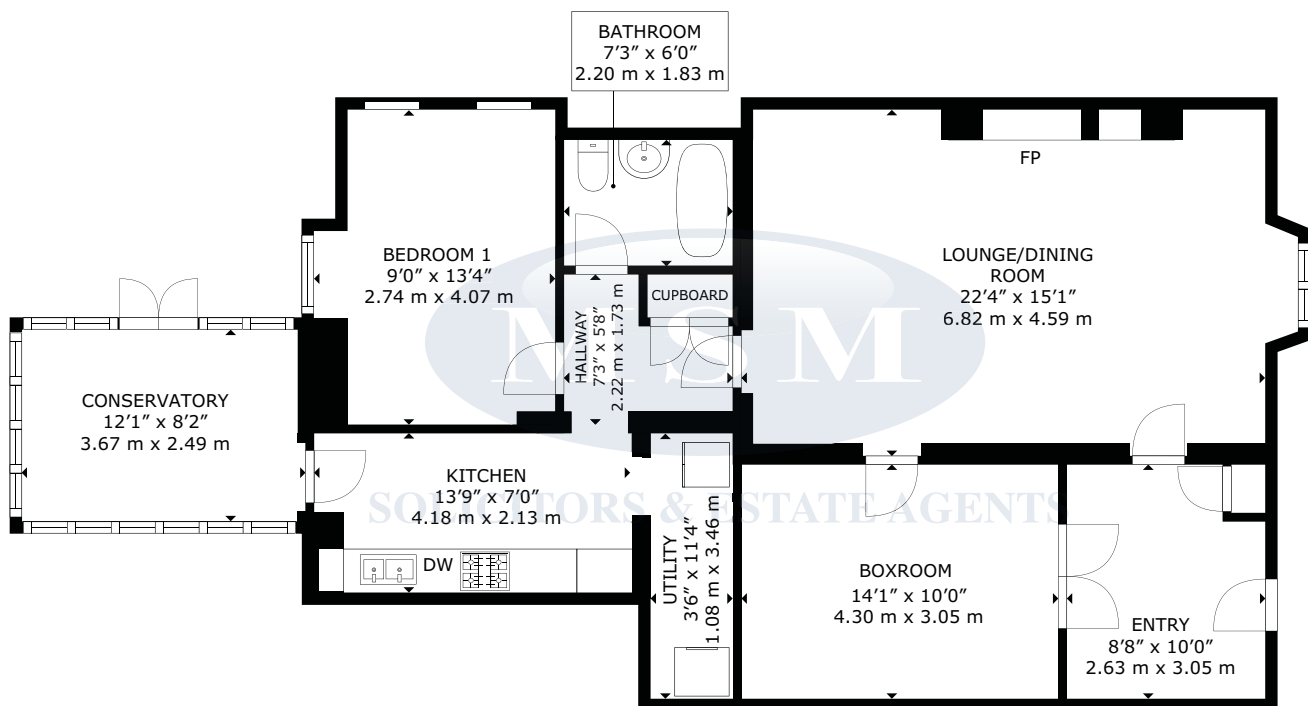
Head north on Crow Road toward Dumbarton Road. Turn right onto Dumbarton Road (A814). Shortly after, turn left onto B808 (Church Street) and follow signs for Great Western Road (A82). Turn right onto Great Western Road (A82) and continue for about 1.5 miles. After passing Kelvinbridge subway station, turn left onto Lansdowne Crescent. Continue a short distance—40A Lansdowne Crescent will be on your right-hand side.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
FLOOR PLAN: 1,140 sq. ft., 106
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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