

994A Great Western Road

KELVINSIDE, GLASGOW, G12 0NS



Beautifully presented three-bedroom, Victorian garden flat in the heart of Glasgow's West End



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Situated on one of the West End's most desirable streets, this exceptionally spacious Victorian garden flat combines timeless period charm with contemporary luxury. Enhanced by a wealth of original features, including high ceilings, decorative cornicing and elegant sash windows, this stunning property offers a rare blend of character and modern comfort. The flat benefits from its own private garden and coveted private gated parking, making it an outstanding find in such a sought-after location.

THE KITCHEN / LIVING / DINING ROOM



Inside, the impressive open-plan living, kitchen and dining area forms the heart of the home, thoughtfully designed for both relaxed living and effortless entertaining. Modern finishes throughout complement the property's heritage, creating a warm and stylish atmosphere. A separate utility area provides additional practicality to this well-appointed home.



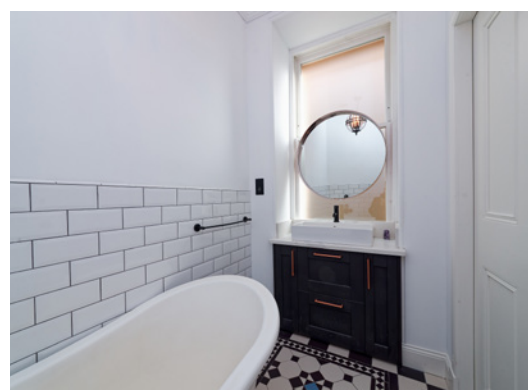


The accommodation includes three generous bedrooms. The main bedroom features a luxurious walk-in wardrobe and an elegant en-suite bathroom, while the second double bedroom also enjoys its own en-suite shower room. The third bedroom has been designed with a fun built-in bunk bed, adding versatility and charm.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



the second double bedroom also
enjoys its own en-suite shower room



BEDROOM 3

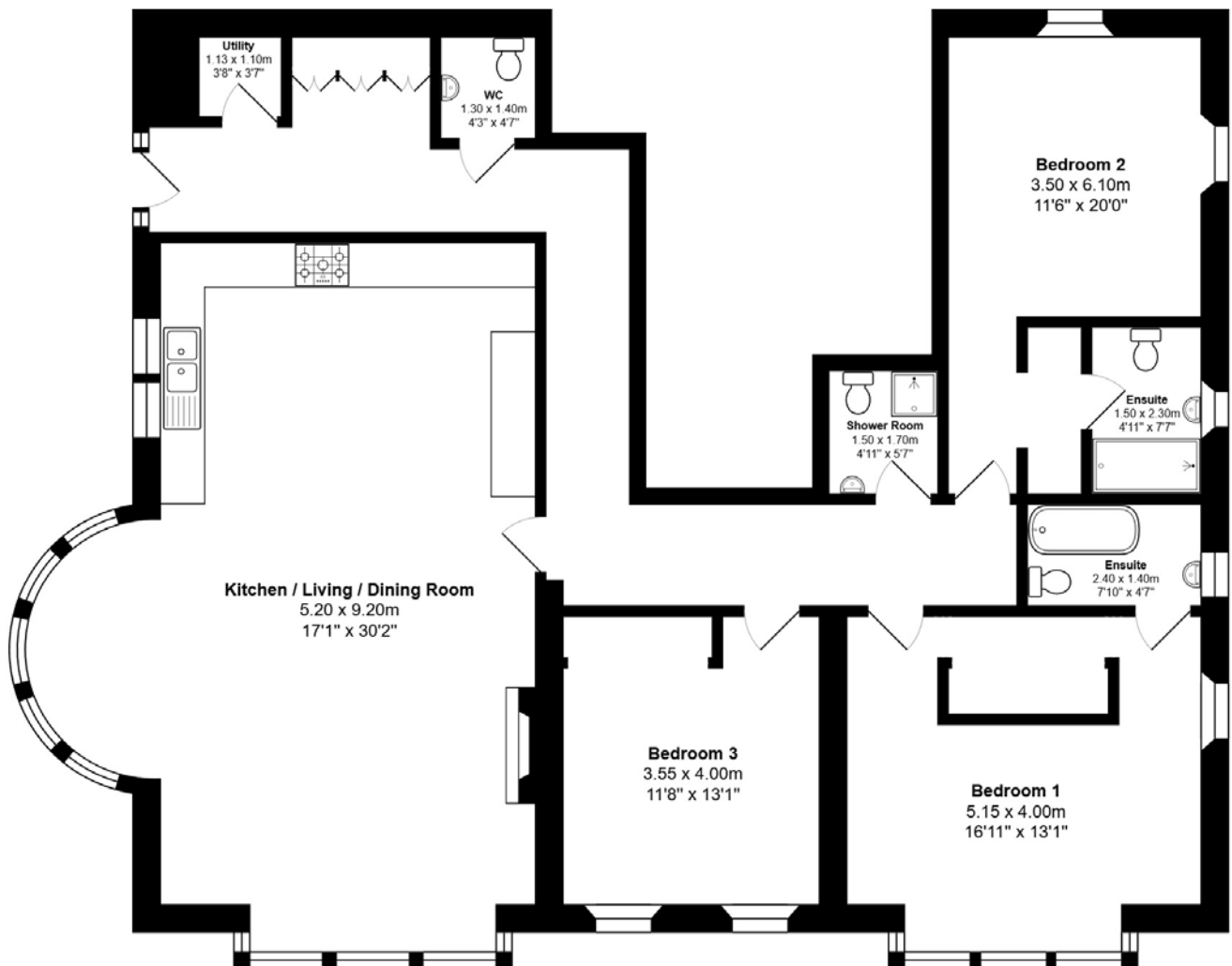


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EXTERNALS

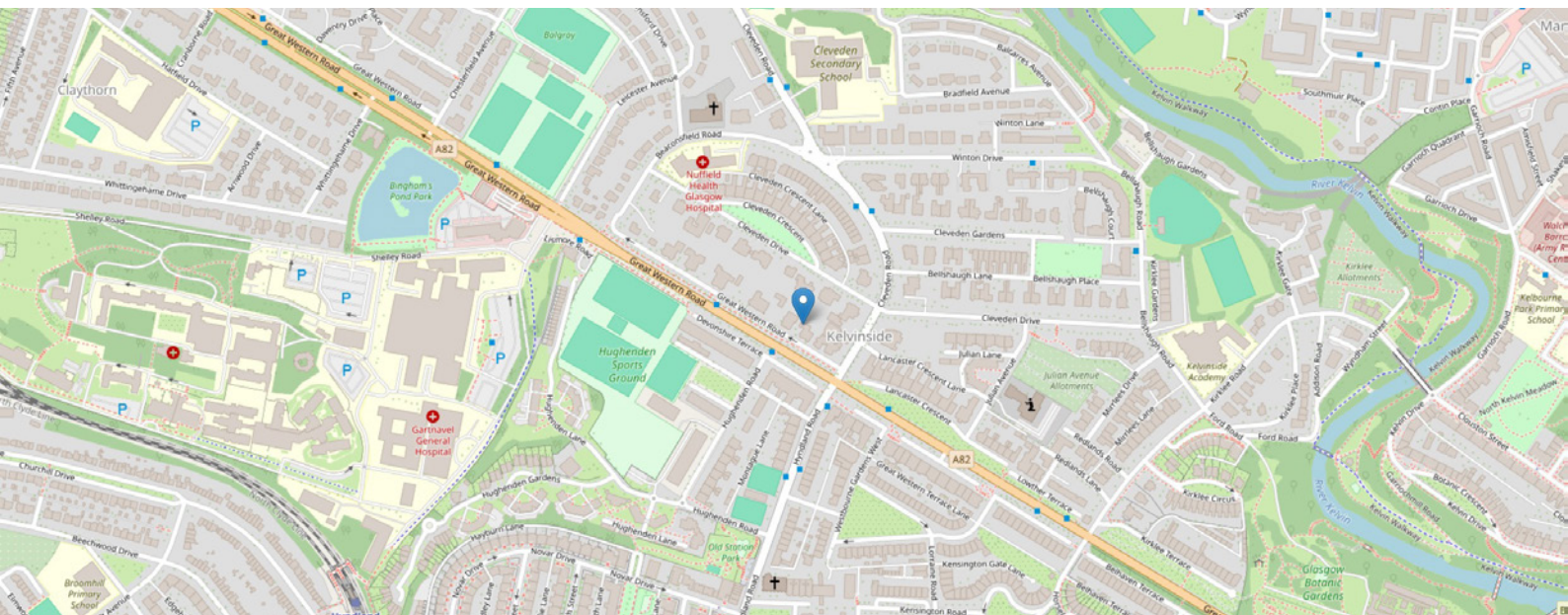


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 177m² | EPC Rating: C



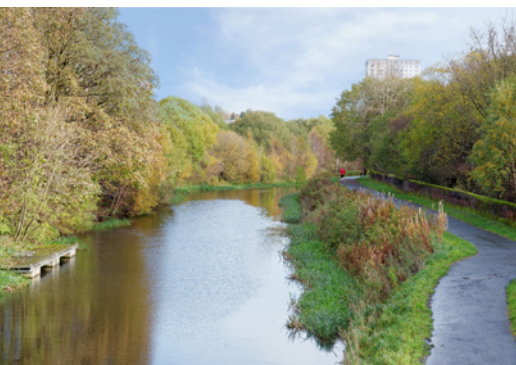
THE LOCATION

The property occupies a prime position in the sought-after residential area of Kelvinside overlooking the playing fields on Great Western Road. This is a fantastic residential area with access to a broad range of local amenities.





Hyndland Road, Byres Road and Ashton Lane are all within easy reach and offer a wide range of trendy cafes, bars and restaurants. Hyndland Train Station is close by for the commuter, and there are excellent local bus services and convenient road links to the City Centre. The West End Retail Park is just off Crow Road and includes a Sainsbury's and an M&S Foodhall.



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