

11  
KIRKLEE ROAD

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KELVINSIDE



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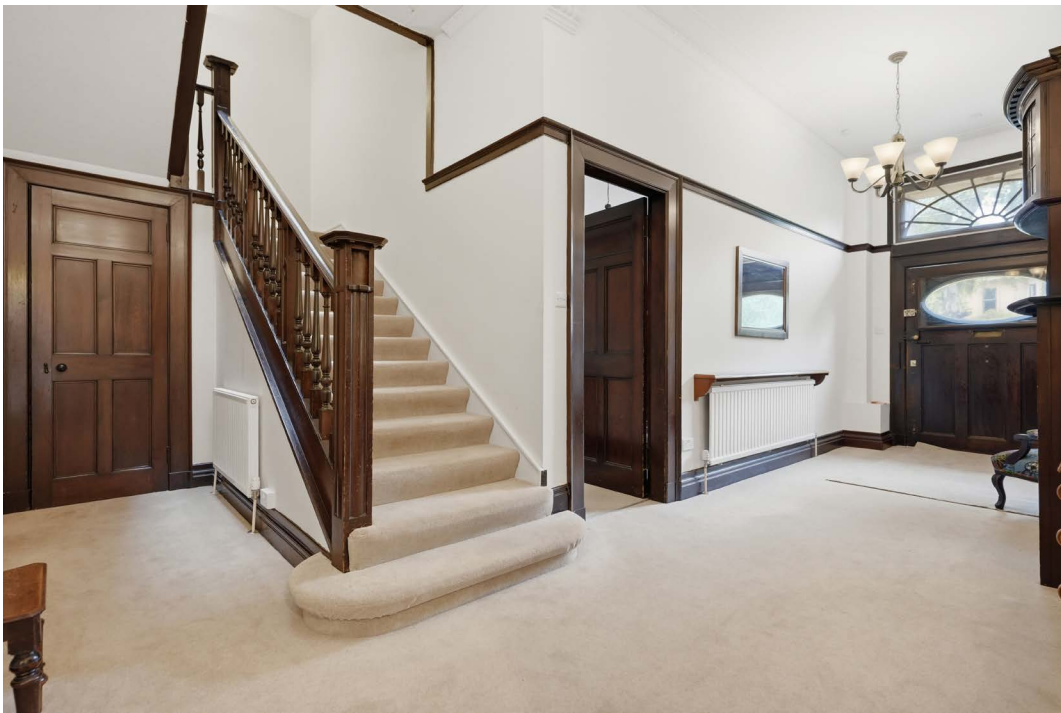
7 | BEDROOMS  
4 | BATHROOMS  
3 | PUBLIC ROOMS

11 Kirklee Road is a charming, ten apartment mid terrace, A-Listed Edwardian villa, built circa 1900, in the heart of the highly sought after location of Kirklee.

The generous family accommodation extends to over 4300 sq.ft. The only three storey townhouse in the terrace retains a wealth of period features including ceiling cornicing, rich wood work and feature fireplaces. The property is entered through a beautiful front door into an imposing reception hall with access to all ground level apartments, including an elegant bay window lounge, family room/office to the front with built in original bookcases, dining room with bay window and modern dining kitchen, with window seating and utility room off. The feature staircase leads to the first and second floor, where there are seven bedrooms and three bathrooms, providing great flexibility. There is also a small kitchenette on the top floor.

On the garden level, there is a generous store room with full underfloor access, and garage with electric door, which leads to a driveway with electric gates to the rear lane. The property also benefits from attractive, well established front gardens with mature trees, boarder hedges and shrubbery.





















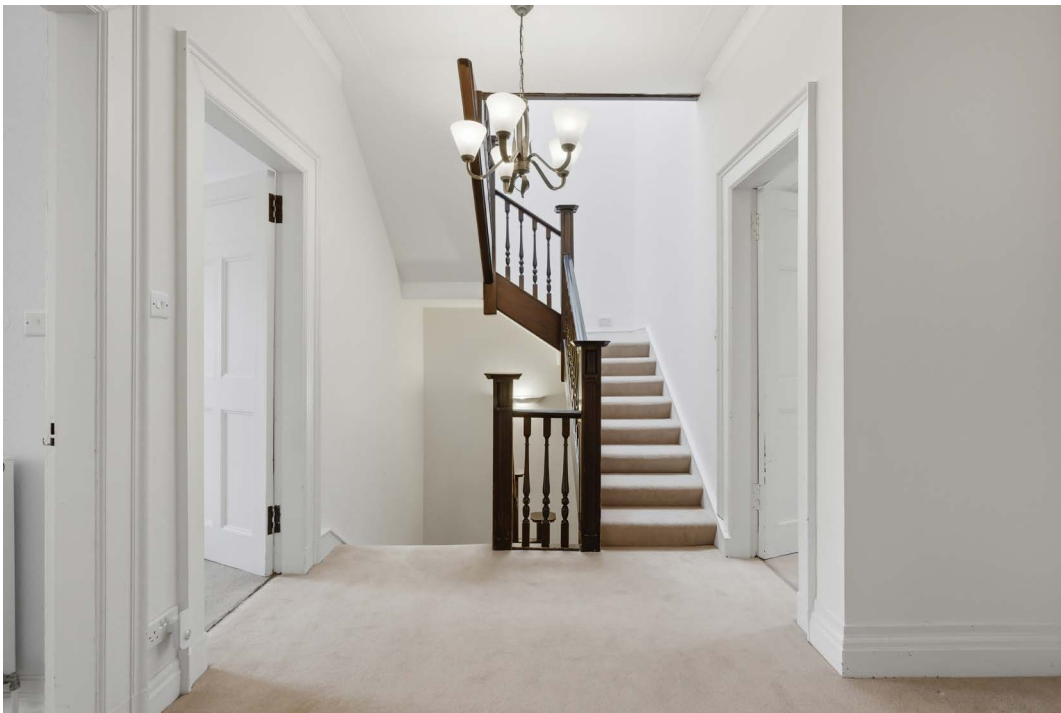


























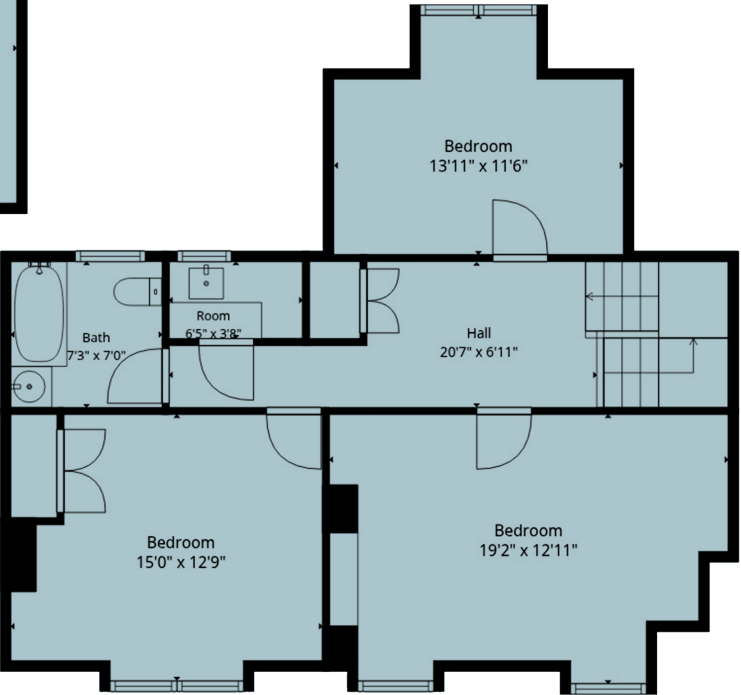
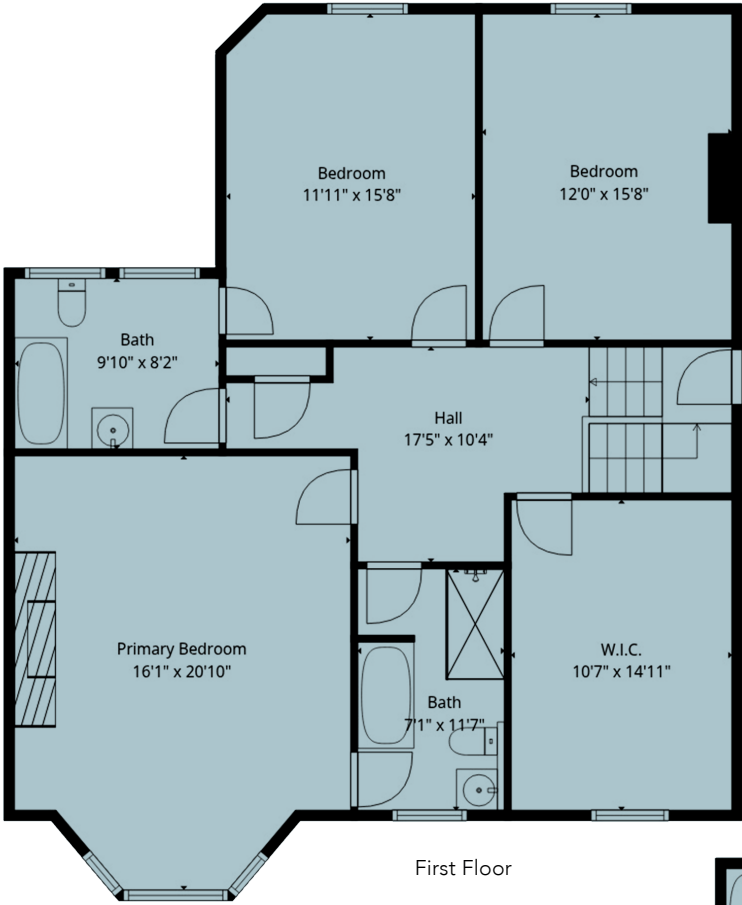
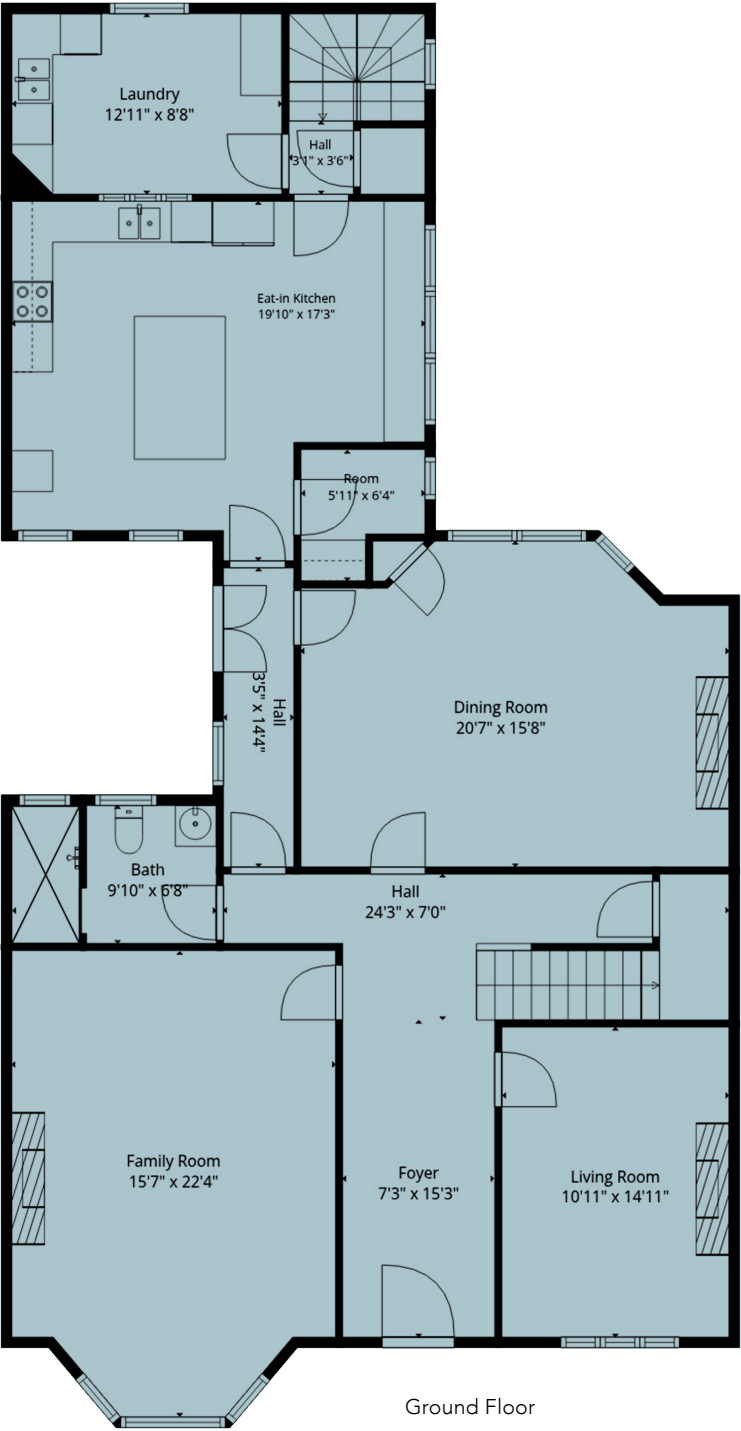
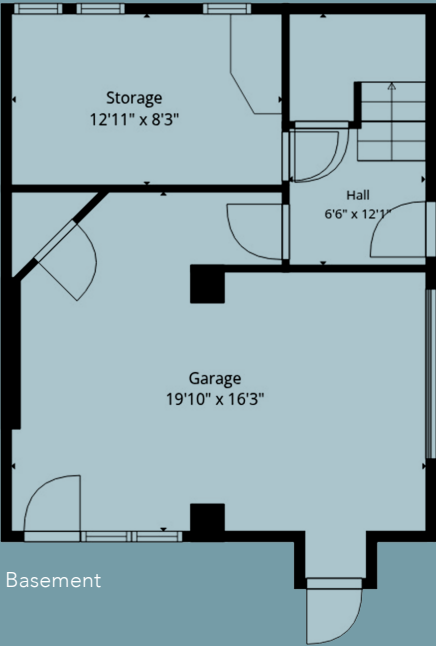
Kirklee is an affluent district in the heart of the West End. It is situated north of the River Clyde and is bounded by Broomhill, Dowanhill and Hyndland to the south with Kelvindale and the River Kelvin to the north. The district boasts some superb large Victorian villas and terraces, along with fantastic new build properties.

Kirklee 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.

A bus service operates on Cleveden Road, Great Western Road and Hyndland Road, and there are railway stations at Kelvindale and Hyndland. There are also good road links to the City Centre, Glasgow International Airport, and beyond.

Kirklee/Kelvinside is home to Kelvinside Academy, a private school situated on the corner of Kirklee Road and Bellshaugh Road, and there is also excellent local schooling as well.

Glasgow's Botanic Gardens are close by, offering green space and walks along the River Kelvin.











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Corum West End

82 Hyndland Road, Glasgow, G12 9UT

T: 0141 357 1888

E: [westendenq@corumproperty.co.uk](mailto:westendenq@corumproperty.co.uk)

[corumproperty.co.uk](http://corumproperty.co.uk)