

8/3 Kirklee Gate

GLASGOW, G12 0SZ



Exceptional West End living, generous two-bedroom apartment with garage and mature gardens



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Jonny Clifford with McEwan Fraser Legal is delighted to present this exceptional two-bedroom ground-floor apartment in the prestigious Kirklee Gate Development. Occupying a highly desirable position, this impressive apartment presents a rare opportunity to acquire a spacious and beautifully presented home in one of Glasgow's most sought-after West End postcodes.

THE LIVING ROOM



The accommodation is centred around a magnificent living room, featuring stunning south-facing windows that flood the space with natural light throughout the day. A separate east-facing balcony door provides an additional aspect, creating a bright and airy atmosphere whilst offering the perfect spot to relax and enjoy the beautifully maintained communal gardens.

THE KITCHEN



The generously proportioned dining kitchen offers excellent space for everyday living and entertaining, with ample room for a dining table. The kitchen is well equipped with a gas hob and a quality NEFF double oven and grill, making it ideal for both informal family meals and hosting guests.

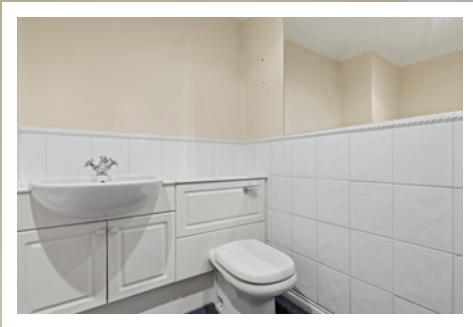




The property further benefits from a well-appointed family bathroom, partially tiled and complete with a relaxing bath. There are two spacious double bedrooms, both featuring integrated storage. The principal bedroom enjoys particularly impressive wardrobe space and is complemented by a private en-suite shower room.

One of the standout features of this apartment is the abundance of storage throughout, a rarity in many modern developments. In addition to several generous walk-in cupboards, the property benefits from a private external garage, providing excellent additional storage or secure parking.

THE BATHROOM



BEDROOM 1



The principal bedroom enjoys particularly impressive wardrobe space and is complemented by a private en-suite shower room



BEDROOM 2



Further features include a secure door entry system, residents' parking and beautifully maintained communal grounds.

Early viewing is highly recommended to appreciate the quality, space and enviable location on offer.

Please note that curtains are not included within the sale.

EXTERNALS

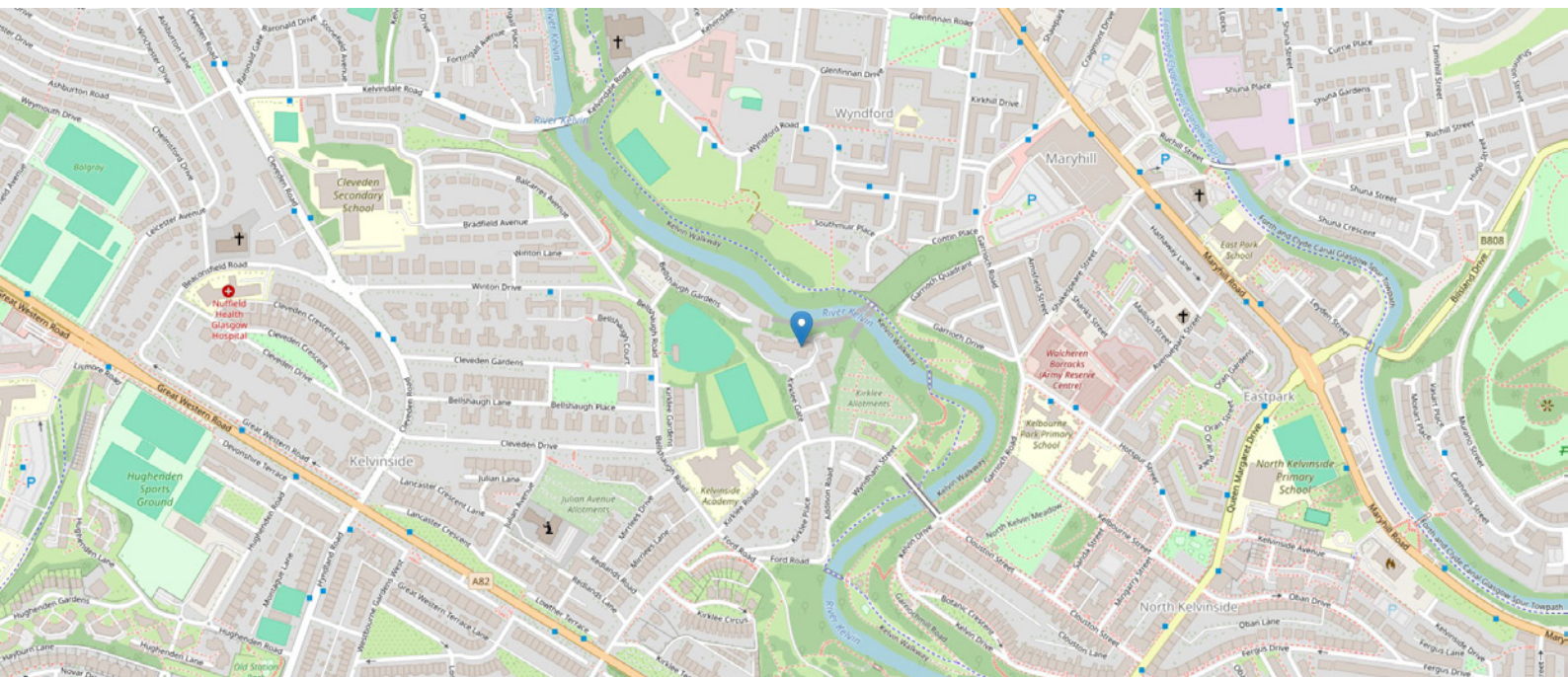


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 99m² | EPC Rating: C



THE LOCATION

Kirklee Gate enjoys an enviable position in Glasgow's highly sought-after West End, offering residents the perfect balance of peaceful surroundings and exceptional local amenities. Situated within the prestigious Kirklee district, the development is renowned for its mature landscaped grounds, quiet setting and convenient access to everything the West End has to offer.





A wide selection of independent cafés, bars, restaurants and boutique shops can be found nearby in Hyndland, Byres Road and Ashton Lane, while larger amenities including supermarkets and leisure facilities are all within easy reach. The area is particularly well regarded for its excellent schooling options and proximity to the University of Glasgow. For outdoor enthusiasts, the beautiful River Kelvin Walkway and Botanic Gardens are just a short distance away, providing picturesque walking and cycling routes through some of the city's most attractive green spaces.

Excellent transport links are available, with Hyndland and Kelvindale railway stations nearby, regular bus services and convenient access to the Clydeside Expressway and M8 motorway network, making commuting throughout Glasgow and beyond straightforward.

Combining tranquillity, convenience and an unrivalled West End lifestyle, Kirklee Gate remains one of Glasgow's most desirable residential developments.



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