



Winton Drive
Kelvinside
G12 0PZ

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Offers Over £335,000

This stunning 2 bedroom second floor flat occupies a great position within Kelvinside which is one of the areas most prestigious and tranquil residential districts in the heart of the West End.

The building itself has a low maintenance exterior of blonde stone and render beneath a zinc clad roof and has been purpose built to a sympathetic contemporary design.

Internally the apartment has some lovely features including spacious rooms, quality finishings and the benefit of modern kitchen and beautifully fitted bathrooms.

Entrance is via communal front security controlled entrance which opens to a hallway and at the far end there are both stairs and a lift providing access to all levels.

At the front that are communal garden areas with two lawns, well stocked borders and a central pathway leading to the entrance. At the side of the building there is vehicle access which takes you down to the rear where there are private resident spaces and a further access door.

Internally the apartment has accommodation extending to over 1000 sq ft which makes this an excellent sized property.

The accommodation comprises entrance hallway with walk-in utility cupboard at one side which is plumbed for the washing machine and has plenty space for excellent storage.



**Home Report Valuation
£355,000**



The main lounge/ living room is a lovely bright area and has three picture windows at the front which provide really nice open outlooks. At one side there is space for large sofa, coffee table and furniture whilst the other side has ample space for a dining or breakfasting table and is open plan on to the beautifully fitted kitchen.

The kitchen is finished with quality floor and wall storage units with integrated appliances including fridge freezer, integrated dishwasher and a central island unit with built in hob and extraction hood above. The island unit also has the benefit of a sitting area at one side to accommodate under counter stools.



This apartment has two good size bedrooms (both with built-in wardrobes) and the master with a lovely en suite shower room comprising double shower enclosure with glass screen wash hand basin and WC. The main bathroom consists of a beautiful large modern shower room with double shower enclosure, wash and basin and WC.

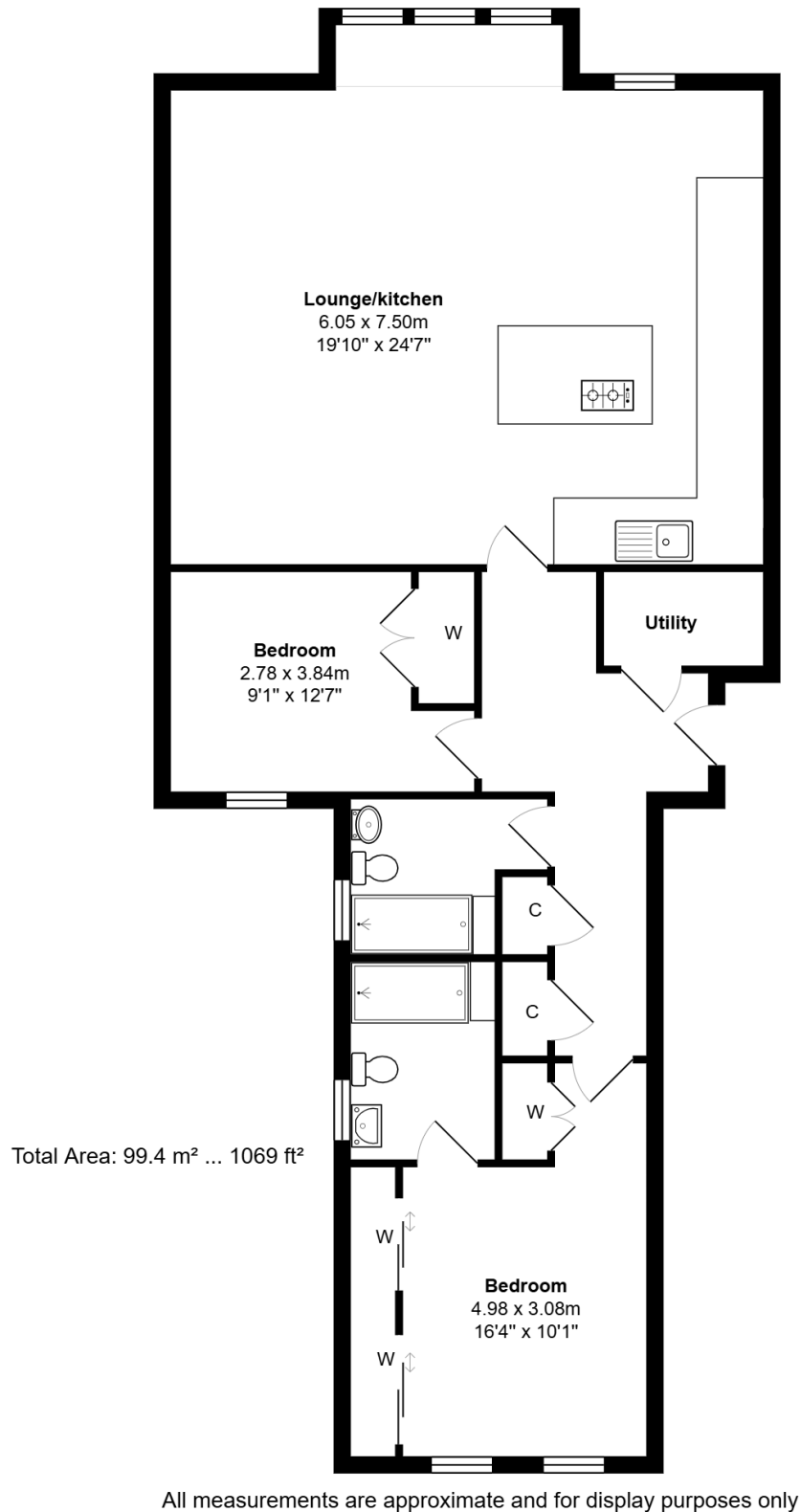
The property is heated with gas fire central heating and further benefits from double glazed windows and security controlled entry.



The property enjoys a quietly exclusive setting just off Clevedon Road and Kirklee Road, placing it within easy reach of the vibrant centres of Hyndland Road, Great Western Road, and Byres Road, all renowned for their diverse selection of cafés, restaurants, boutique shops and specialist delicatessens.

Vendor Comments

This has been such a nice area in which to live and arguably one of the best in the West End so will miss it as moving down south for work.



Location

Kelvinside is exceptionally well served for education, with a number of high performing public and private schools in the vicinity, including the highly regarded Kelvinside Academy. Transport links are superb: regular bus services operate along Clevedon Road, Great Western Road, and Hyndland Road, and nearby rail stations at Kelvindale and Hyndland provide convenient access across the city. Road connections offer swift routes to the City Centre, Glasgow International Airport, and the wider motorway network.





www.propertybureau.co.uk

Glasgow Stirling Helensburgh Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

enquiries@propertybureau.co.uk
0141 943 1110

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