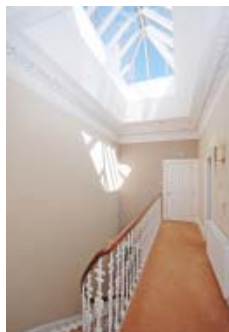




6 Royal Crescent, Kelvingrove



6 Royal Crescent, Kelvingrove, G3 7SL



This stunning main door townhouse conversion is set over four levels with superbly designed and high quality accommodation throughout as well a private rear garden, off street parking and a south facing front elevation.

Royal Crescent is a beautiful curving terrace located in the popular Park district of Glasgow. The building is a period townhouse conversion that retains a fine selection of historical details including stunning ceiling cornicing and plasterwork, a cast iron and wooden banister and a marble mantelpiece. The accommodation has been upgraded to the highest standard with De Dietrich appliances in the kitchen and contemporary designer sanitary ware in the master ensuite shower room and wc. The décor is neutral in tone with a mixture of hard wood, carpeted and slate effect ceramic tiled flooring.

In brief the accommodation includes; main door access to a grand reception hallway with magnificent staircase to all four levels. The garden level includes excellent storage and rear door access to private gardens. The first floor level has a stunning drawing room with sliding door to the dining sized kitchen which can be closed off separating the two rooms. The kitchen has an island unit with integral appliances. There is a separate utility room and this level also has a wc.

The second floor has three double bedrooms; the master bedroom is a generous size with inbuilt wardrobe space and an excellent ensuite bathroom. The second bedroom is also a good size and there is also an additional shower room. The property has gas central heating.

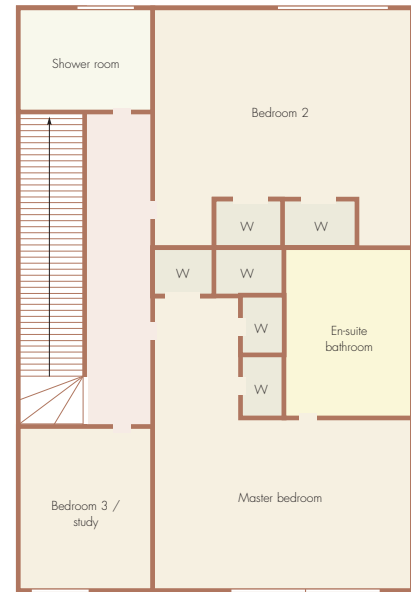
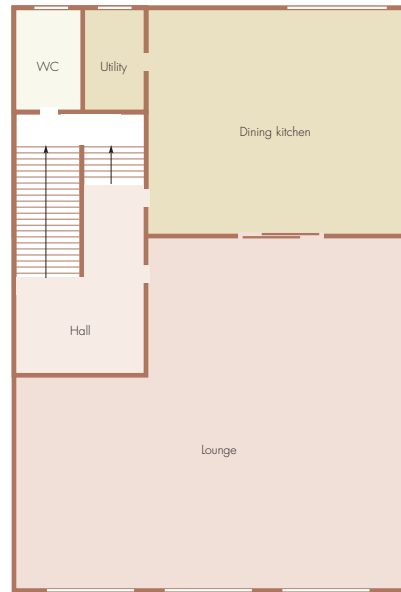
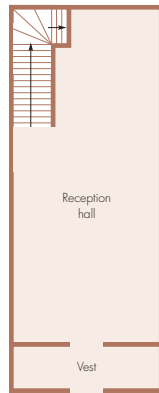
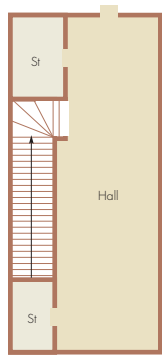
Royal Crescent is ideally positioned within the Park district. The local area provides a variety of amenities including fashionable bars, restaurants and delicatessens as well as excellent local shops. Park district is equidistant to the city centre and the West End and also has a variety of good transport links including easy access by road to the city centre as well by a number of bus services. The M8 motorway network is also easily accessed and railway links are provided by the nearby Charing Cross train station. There is also an underground station at St George's Cross.











Lower Ground floor

Hall 30'0 x 8'8 (at widest points)

Ground Floor

Reception hall 30'5 x 7'1

First floor

Lounge 23'2 x 20'8

Dining Kitchen 15'4 x 13'2

Utility 5'0 x 4'7

WC 4'7 X 3'2

Second floor

Master Bedroom 18'10 x 15'4

Ensuite bathroom 9'0 x 6'0

Bedroom 2 15'6 x 13'6

Bedroom 3/Study 11'5 x 7'3

Shower room 8'5 x 4'3



corum

www.corumproperty.co.uk

82 Hyndland Road,
Glasgow,
G12 9UT

T. 0141 357 1888

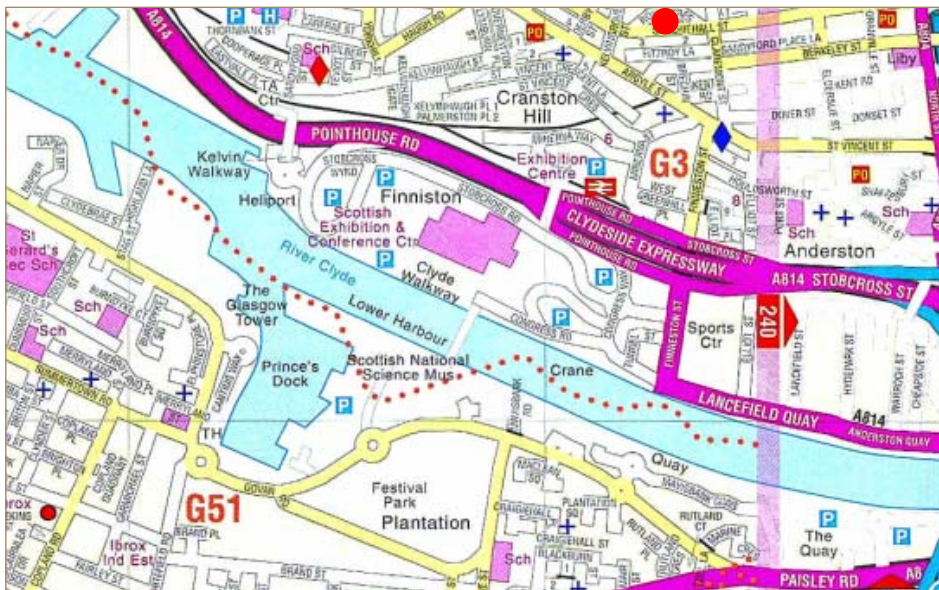
F. 0141 357 1188

E. westend@corumproperty.co.uk

Property reference : WE1257

Travel Directions

From Hyndland Road office turn right and follow Hyndland Road to the junction of Byres Road. Stop at the traffic lights; continue through the junction onto University Avenue. Continue up the hill and over and as you come down the hill there is a filter lane to the right, take that turn along Kelvin way, at the end of Kelvin way at the lights turn left onto Sauchiehall Street and continue straight on. At the next set of traffic lights there is a left turn onto Royal Crescent, follow the Crescent to Number 6 on your left hand side.



Branches at Bearsden, Paisley, Newton Mearns, Shawlands, **West End**, Ayr, Troon and Bridge of Weir

We believe these details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the schedule and photographs are produced for general information and it must not be inferred that any item is included for sale with the property. All measurements and distances are approximate. Map based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery © Crown Copyright, Ordnance Survey Licence No. E100040511. Corum is a trading name for The Corum Partnership, 20 Blythswood Square, Glasgow G2 4BG.

