



PROPERTY WITH CHARACTER



**21 BELMONT STREET KELVINBRIDGE**



**21 BELMONT STREET**  
FLAT 1/1, KELVINBRIDGE G12 8ER

This stunning two-bedroom preferred first floor apartment offers bright and well-appointed accommodation throughout together with high ceilings and is presented in truly walk in condition. The property forms part of a landmark building which is one of two bookend pavilions sympathetically added to complete the crescent in 2006. Occupying a particularly convenient location in the popular Kelvinbrige District in the West End there are an enviable selection of amenities within a few minutes' walk. Byres Road, The University of Glasgow and the Botanic Gardens are also close by.





## ACCOMMODATION

Security entry; reception hallway with lovely hardwood flooring and large storage cupboard off; generous living room with hardwood flooring and two large picture windows to front providing excellent natural light; semi open plan kitchen complete with a stylish range of Porcelanosa units and integrated appliances; two excellent double bedrooms, both with fitted wardrobes, bedroom 1 complete with a stylish ensuite shower room and there is a bathroom complete with a quality three-piece suite and over bath shower. The property has gas central heating, double glazing and landscaped walled rear communal rear garden.

## SITUATION

The locality provides an excellent range of facilities and amenities including local shops, delis, bars and cafes. Public transport is also close-by via bus and underground allowing easy commuting to the city centre. Byres Road offers a further choice of shops and supermarkets including Waitrose. The area has an excellent choice of social and recreational opportunities together with Botanic Gardens for those enjoying outdoor pursuits. The University of Glasgow is also close-by.

## TRAVEL DIRECTIONS

From the Rettie & Co Byres Road office proceed north and turn right at the first set of traffic lights onto University Avenue. Continue along past The University of Glasgow to the traffic lights. Continue straight through onto Bank Street to the junction with Great Western Road. Turn right then immediately left into Belmont Street. Number 21 is just after the Crescent on the left hand side.



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## FULL PROPERTY ADDRESS

1/1  
21 Belmont Street  
Kelvinbridge  
Glasgow  
G12 8ER

## OUTGOINGS

Glasgow City Council  
Tax Band E  
EER band: C

## FIXTURES & FITTINGS

Only items specifically mentioned in the particulars of sale are included in the sale price.

## SERVICES

The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

## VIEWINGS

By appointment through  
Rettie West End LLP,  
115 Byres Road  
Glasgow G11 5HW  
Telephone 0141 341 6000

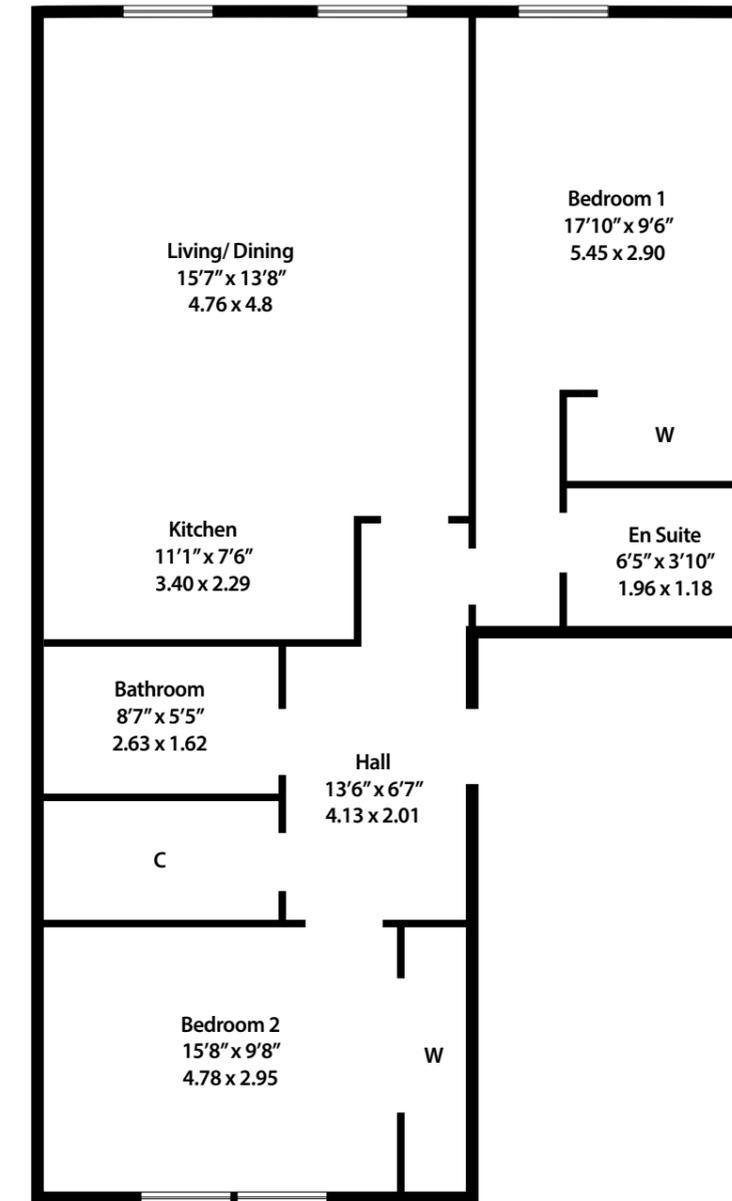
## IMPORTANT NOTICE

The accuracy of this brochure is believed to be correct and it does not form part of a contract. Please visit our website for full terms and conditions of sale.

## PROPERTY REFERENCE

GWE190260

This property and other properties offered by Rettie West End LLP can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.tlo.co.uk](http://www.tlo.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.onthemarket.com](http://www.onthemarket.com).



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Please Note: Floorplans are for illustration only and may not be to scale and measured at widest points.



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