



MAGNIFICENT ONE BEDROOM
GROUND FLOOR
CONVERSION

PRIVATE PARKING

GRAND LOUNGE WITH FIRE
PLACE AND FANTASTIC BAY
WINDOW

Whittingehame Drive, Kelvinside , Glasgow, G12 0XR

Offers Over £250,000

EVE Property are extremely proud to present to the open sales market a magnificent one bedroom period property positioned in the highly sought after Whittingehame Drive off Great Western Road. Replete with a wealth of original period features, this apartment forms part of a handsome blonde sandstone conversion shared with just six neighbouring properties. Sympathetically converted externally as well as internally, ground floor properties of this ilk and character are exceptionally rarely available and, as such, we would anticipate a high level of interest from buyers looking to settle in the vicinity.



Property Description

Nestled in an enclosed private enclave, "Lochview" dates back to the late 1800's where it's rich history began, starting as a private house before going on to serve as a students' residence for the University of Strathclyde and then converted into flatted dwellings in the last 40 years, the building itself is a standout within the area, with large walled gardens providing a tranquil backdrop to the grand Grecco Roman style communal entrance.

Upon entering the secure shared vestibule - with a large glazed door opening to a spacious carpeted walkway leading to all apartments. Emerald green, whites and creams combine beautifully to showcase the ornate mahogany fire surround and wall panels, steep ceilings and original cornicing. Ahead, at the top of the stair landing a striking etched plate glass window further accentuates the historic nature and quality of building on show - a grand entrance for all who visit!

Flat 4 is accessed to the right through a solid oak door and in turn gives ingress to the light and bright hallway - setting the tone for all that lies within. Light coffee matte walls and cream carpeting provide a welcoming warmth whilst clever use of the space has resulted in a large glass panelled storage facility - perfect for setting aside clutter!

To the front, the star of the show is undoubtedly the grand living/ dining room which captivates attention via sublime bay windows, cornicing and generous proportions immediately evident. The current owner has taken care and attention to bestow a wonderfully curated space in which the bay windows and double gable windows cascade with natural light. The panes at the top are original stained glass, with the colours





matching that of the gardens beyond. Recently refurbished, ceramic orange adorns the walls and twelve foot ceiling, with off white wood surrounds matching the embellished cornices. Whilst the room is vast, the focal open fire dispenses a warmth from the coals - perfect for hibernating from the winter weather! The surround itself is polished mahogany with authentic decorative porcelain tiling inserts and matching hearth with brass detailing. Polished hardwood oak parquet flooring completes the regal semblance, whilst the bay window affords a dining suite fit for eight or more - an exquisite setting for entertaining.

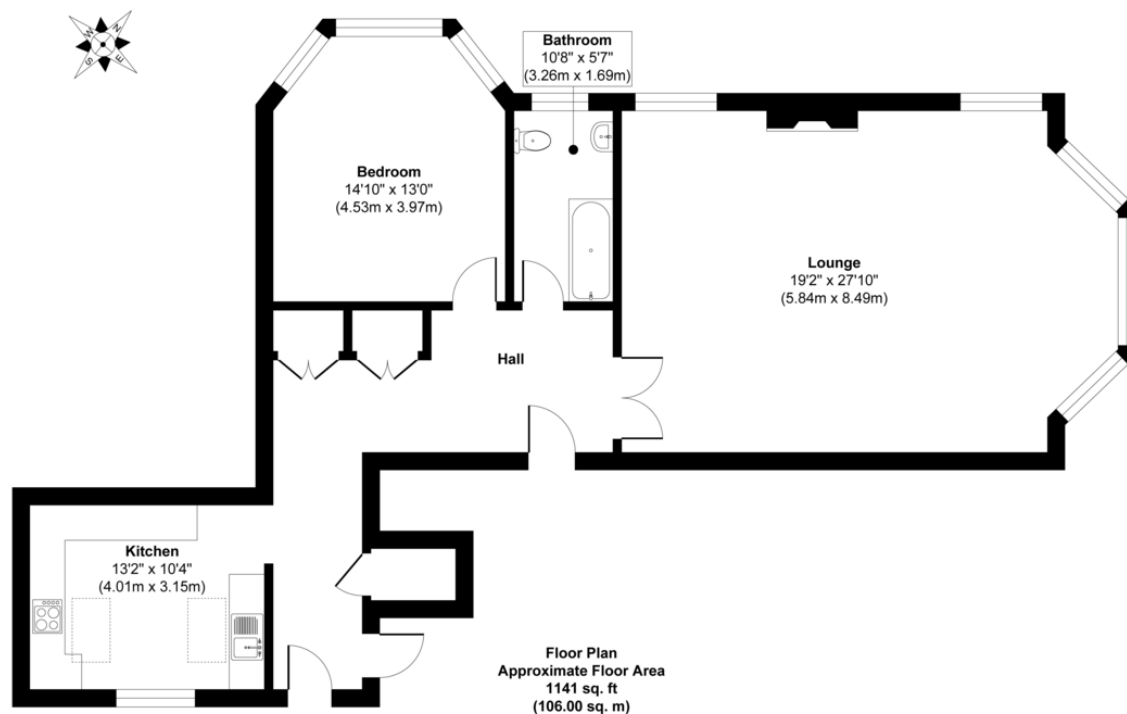


The dining kitchen to the rear has been professionally installed with a wide range of wall and floor mounted cabinetry in shaker cream and topped with complementing faux granite worktops in mixed black and brown. A stainless steel five burner gas hob with matching sink and drainer, integrated under counter fridge and freezer, dishwasher and washing machine combine to ensure the cook and cleaner of the household have all they need for ease of maintenance! Two large Velux roof windows and a case and sash window makes for a bright and airy space, with room for a dining table and chairs.



Adjacent, the large bathroom is fitted with a three piece bathing suite in white, with sympathetic nods to the character and period of the property reflected in the style of chrome taps and ornamentation of the fittings. Gloss ivory floor tiles top the underfloor heating - a real treat after a relaxing bath. Matching magnolia wall tiles with a ceramic dado strip add to the luxury finish as does the modern power shower in chrome with useful folding glass shower screen.

Lochview , Whittingehame Drive, Kelvinside , G12 0XR

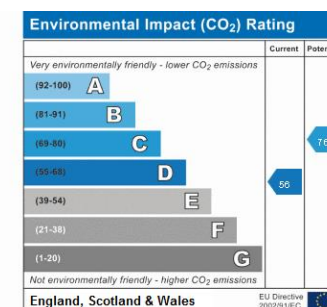
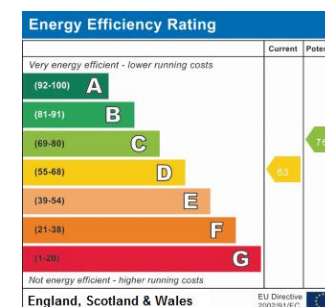


Approx. Gross Internal Floor Area 1141 sq. ft / 106.00 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

A wonderful bedroom completes the accommodation and postulates a gorgeous tranquil space to retreat and rest, with deep pile grey carpeting adding to the sense of comfort proffered. A triplicate bay formation imbues natural light and indeed, comes with original storm panels either side. Light cream walls pick out the brass candle holder light in the ceiling - another thoughtful addition by the vendor when fashioning the room.

The exterior of the property has space a plenty for multiple cars along with large lush lawns paired with mature shrubbery and tree formations - an attractive setting for alfresco relaxing and entertaining.

As mentioned, properties of this quality are extremely rare to the open market and we would anticipate a high level of interest from prospective buyers - index your intention to view today with our office in Anniesland!



1 Herschell Street, Anniesland,
Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk
0141 255 0020
hello@eve-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements