



Mews Cottage, 10 Holyrood Crescent  
Kelvinbridge, Glasgow West End | G20 6HJ

pattison&co



Offers Over £290,000



**Mews Cottage, 10 Holyrood Crescent, Kelvinbridge, Glasgow West End, G20 6HJ**

This rarely available and quirky two bed roomed Mews Cottage is presented to market in the popular Kelvinbridge area of Glasgow's illustrious West End. The property is primarily accessed via an entrance to the rear of Holyrood Crescent on Lansdowne Crescent Lane, and offers flexible accommodation over two levels. The property enters by a private main door on the ground floor and in to a vestibule area with storage space. To the left wing of the property you will find 2 well proportioned bedrooms. The master bedroom is accessed via a set of small stairs and benefits from integrated storage space. The second bedroom, currently used as a study, benefits from wardrobe space and a hatch to under stair storage is accessed therein. To the right wing of the property, the family bathroom features three piece suite to include shower over bath, and is complete with stylish and contemporary wall and floor tiling. The spacious kitchen includes wall and floor mounted cabinetry with feature Corian worktop, with pantry and storage space accessed off. The kitchen is furnished with a range of integrated appliances and boasts a generous breakfast bar with onwards views of the garden area. The living room on the second floor has a unique charm to it, with space aplenty for a dining table and chairs. Sectional windows allow for an abundance of natural light to flow in to the property, and the space includes feature fireplace to enjoy cosy winter nights. The property specification includes gas central heating and timber framed double glazed windows. The property's location is unmatched being just a few minutes walk to bustling Great Western Road where you will find numerous and quality shops, restaurants and eateries. Byres Road is just a short distance away, with reliable and frequent bus and subway services available to connect the property to Glasgow City Centre, and the nearby M8 motorway network provides convenient access to the central belt and beyond. The property shares in the well maintained pleasure gardens fronting Holyrood Crescent. Early viewing is highly recommended for this stunning feature property which is sure to appeal to a wealth of buyers.





All room measurements are taken at the longest and widest points and are approximate:-

Hallway: 6.55m x 1.01m

Bedroom 1: 4.94m x 3.15m

Bedroom 2: 2.55m x 2.22m

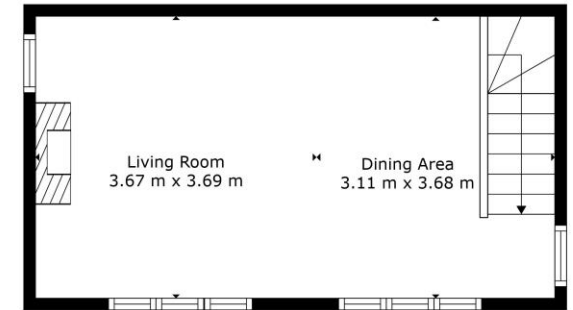
Foyer: 1.22m x 2.07m

Bathroom: 1.71m x 2.57m

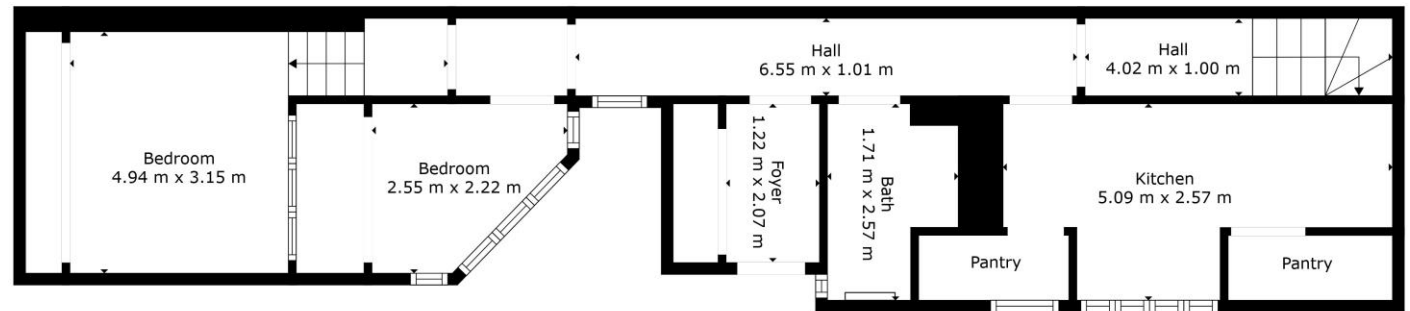
Kitchen: 5.09m x 2.57m

Living room: 3.67m x 3.69m

Dining area: 3.11m x 3.68m



Floor 2



Floor 1

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**TOTAL: 82 m2**  
Below Ground: 57 m2, FLOOR 2: 25 m2

Floorplan Created By Procapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.



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