

Ground Floor Flat

0/1 46 Polwarth Street, Hyndland, G12 9TJ

Offers Over £285,000



properties

Solicitors and Estate Agents





Description

Enjoying a prime West End address this two bedroom ground floor flat offers wonderful potential.

A much loved home for many years this property has a number of delightful features including the fireplaces, broad skirtings, sash window formations and worth particular mention is the stunning decorative ceiling in the lounge.

Now requiring some modernisation this property will suit buyers looking for a West End home just a short walk from Hyndland Train Station and a host of shops, cafes and restaurants.

The beautifully tiled entrance close is neat & tidy and leads to this property located on the ground floor. A locked rear door from the close leads to the shared rear gardens. Traditional storm doors open to the entrance vestibule with tiled floor and the inner door in turn leads to the large reception hall. This hall links to all rooms and there is a deep walk in cupboard affording excellent storage space. A further louvre cupboard houses the electrics.

To the front of the property is the magnificent lounge with broad bay window formation adding additional depth and overlooking the front garden. As mentioned the decorative ceiling is a highlight of this property. The focal point of this room is the feature fireplace with living flame effect gas fire. Adjacent to this is a shallow shelved cupboard and a handy recess.

Both bedrooms are nicely proportioned rooms and have fireplaces albeit these have been sealed over. The dining kitchen is fitted with a range of units and worktops. There are free standing appliances including a fridge, freezer, cooker and washing machine. A broad window formation to the rear provides pleasant aspects over the shared gardens and a cupboard beside this window formation houses the gas central heating boiler.

The shower room is again neatly presented, tiled to splash back and fitted with shower, wc, bidet and wash hand basin. A window to the rear lends natural light.

Furthermore, this property has timber framed single glazed sash windows, a gas fired central heating system and a security alarm.

Externally there are neatly tended shared gardens to rear and a brick bin store. The garden to the front of this property is private and is laid in lawn bordered by shrubs and hedging.

Polwarth Street forms part of the much admired Hyndland district in the heart of Glasgow's West End. There are a host of shops, bars, cafes and restaurants on your doorstep and the neighbouring Broomhill district and vibrant Byres Road are within easy reach. Further shopping facilities can be found at the West End Retail Park on Crow Road. Those commuting have a short walk to Hyndland Train Station and there are excellent road links to Glasgow City Centre and the M8 Motorway. Other nearby landmarks include the University of Glasgow, Western Health & Racquets Club, Gartnavel Hospital and Glasgow's Botanic Gardens.

Room Dimensions

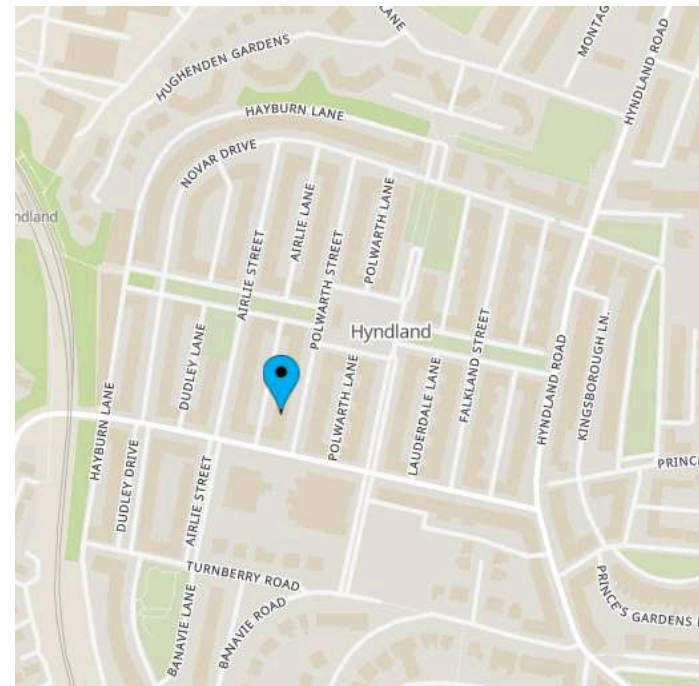
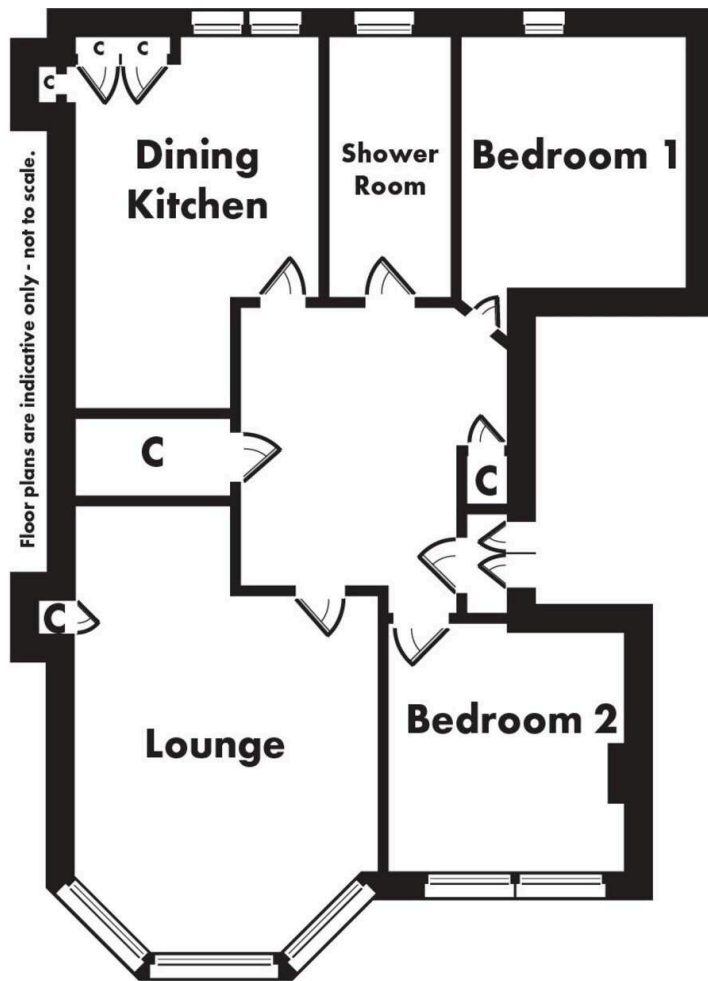
Reception hall	3.71 m x 3.51 m / 12'2" x 11'6"
Lounge	7.29 m x 3.86 m / 23'11" x 12'8"
Dining Kitchen	5.31 m x 3.20 m / 17'5" x 10'6"
Bedroom 1	4.34 m x 3.12 m / 14'3" x 10'3"
Bedroom 2	4.80 m x 3.30 m / 15'9" x 10'10"
Shower Room	4.01 m x 1.24 m / 13'2" x 4'1"

EPC: D

Features

Ground floor flat
Two bedrooms
Bay lounge
Dining kitchen
Superb West End Address
Short walk to Hyndland Train Station





TRAVEL DIRECTIONS

Travelling along Hyndland Road continue to the traffic lights at the junction with Clarence Drive and turn onto Clarence Drive. Pass the row of shops on your left and then take the 2nd right into Polwarth Street. This property is a short distance along on the left hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

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