



1/1 94 HYNDLAND ROAD

HYNDLAND

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

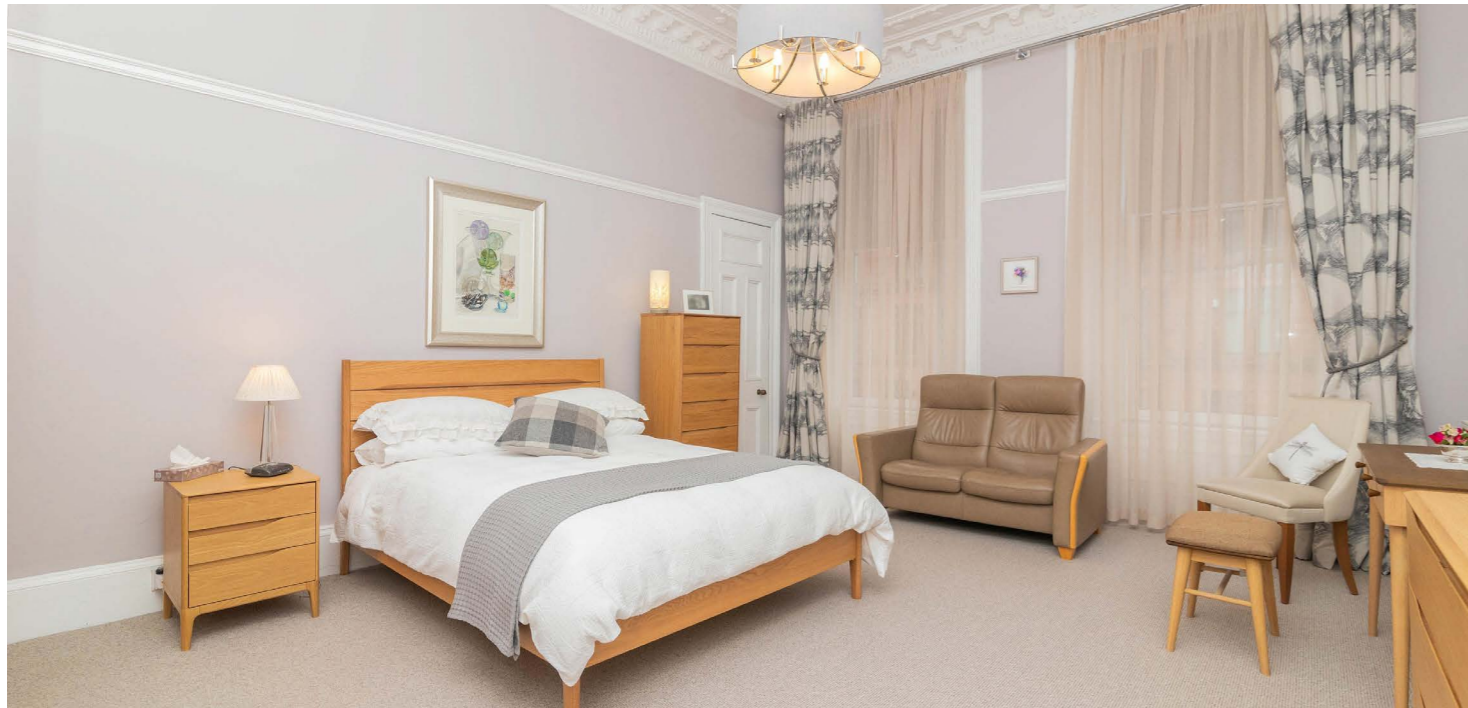
This beautiful tenement flat is in excellent condition throughout and will suit a wide range of buyers due to its position in the building, on the first floor, and its convenient location in the heart of Hyndland. The building is initially entered via a secure entry system leading to a well-maintained residents' hallway, which also provides access to the common rear garden.

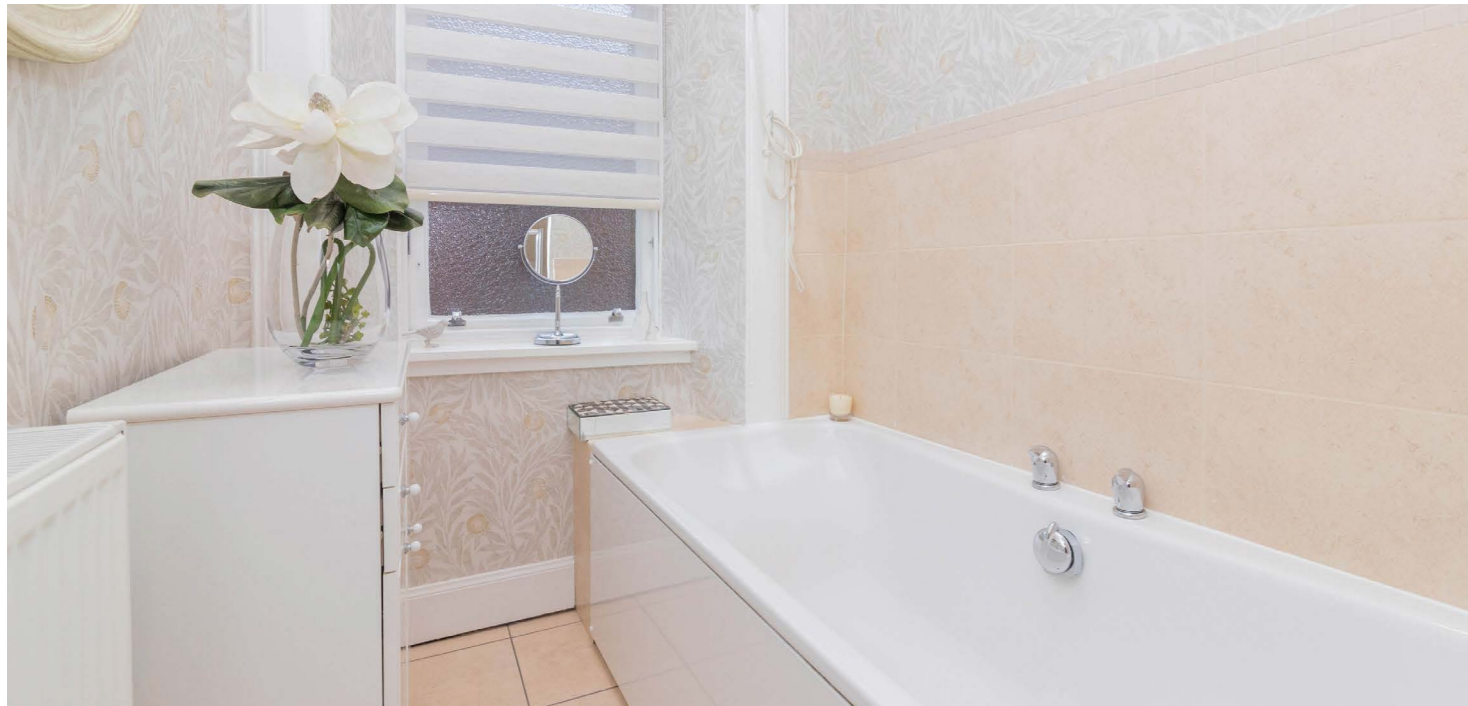
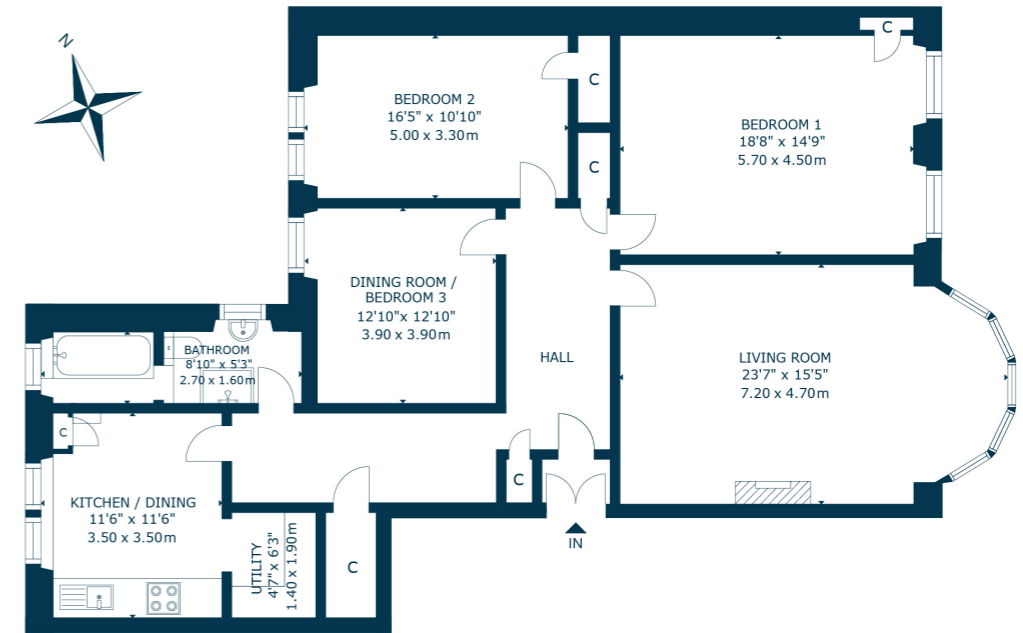
The internal accommodation comprises; welcoming reception hall with excellent storage off, beautiful bay windowed lounge, three well-proportioned double bedrooms, with bedroom two benefitting from a walk in wardrobe/ cupboard. To the rear of the flat is further storage, a well-presented dining kitchen, useful utility room and a stylish family bathroom with separate bath and shower.

In addition, the property benefits from gas central heating, some beautiful cornicework and refurbished wooden floors. Residents on-street permit parking can be requested via Glasgow City Council.









Hyndland is highly regarded as the social hub of the West End. The area has been truly transformed in the last ten years with a number of excellent bars and restaurants including, Epicures by Cail Bruich, Cottiers and Caffe Parma. There is also a variety of independent shops and boutiques, including Bluebellgray, Amber & Black, Silks, Brenda Muir, Pampas, Biscuit Clothing and independent retail stores such as Bauen Design, offering stunning bespoke kitchens, and Chelsea McLaine Interior Designers.

There is great public transport in the area with a range of bus routes on Hyndland Road and Hyndland Railway Station providing links to Glasgow City Centre, Edinburgh and beyond. Hyndland is within close proximity to Byres Road, which offers a further selection of shops and amenities including Hillhead Subway Station. Glasgow University is situated on University Avenue, just off Byres Road, providing world class further education. Sport and recreational facilities can be found at Hillhead Sports Club and The Western Lawn Squash & Tennis Club on Hyndland Road.

The area provides some of the best traditional tenements, conversions and townhouses in Glasgow, let alone the West End. There are a number of excellent comprehensive schools in the area as well as private schooling at The Glasgow Academy, The High School of Glasgow and Kelvinside Academy.

WE4834 | Sat Nav: 1/1 94 Hyndland Road, Hyndland, Glasgow, G12 9PZ

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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