



2/1 18 HYNDLAND ROAD

HYNDLAND

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c o r u m



2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

2/1 18 Hyndland Road is a superb, two bedroom, top floor flat well located for all the amenities that Hyndland has to offer. The flat is within a substantial and impressive converted townhouse, with all rooms boasting ample space and light.

The internal property comprises: welcoming reception hallway with storage cupboard off, large and spacious open plan lounge boasting space for dining, open outlook and a modern kitchen off with an excellent array of base and wall mounted units, two double bedrooms both offering ample space for free standing storage with the second bedroom currently being used as a home office. To complete the internal accommodation there is a well-appointed modern shower with three-piece suite.

The flat has gas central heating, secure entry system and residents' parking at the rear which is on a first come first serve basis. Permit parking is also available to request via Glasgow City Council for the front of the property.





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, Shucks, Jelly Hill, Caffé Parma, Peckhams and Cottiers. There is also a variety of independent shops and boutiques, including Bluebellgray, Silks, Brenda Muir, Pampas, Biscuit Clothing, Good Story 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.

WE4965 | Sat Nav: 2/1 18 Hyndland Road, Hyndland, G12 9UP

For the full home report visit www.corumproperty.co.uk

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



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