



2/2 47 NOVAR DRIVE
HYNDLAND

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c o r u m



3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

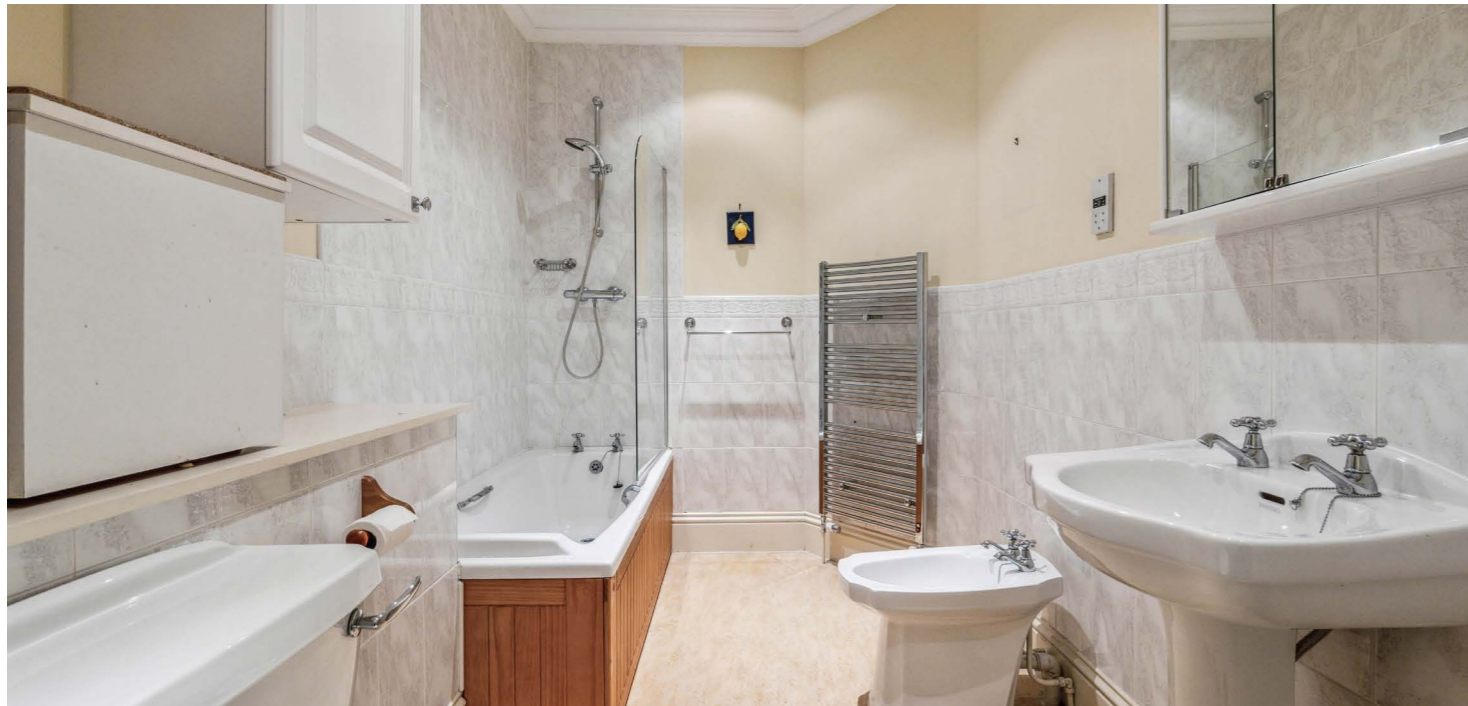
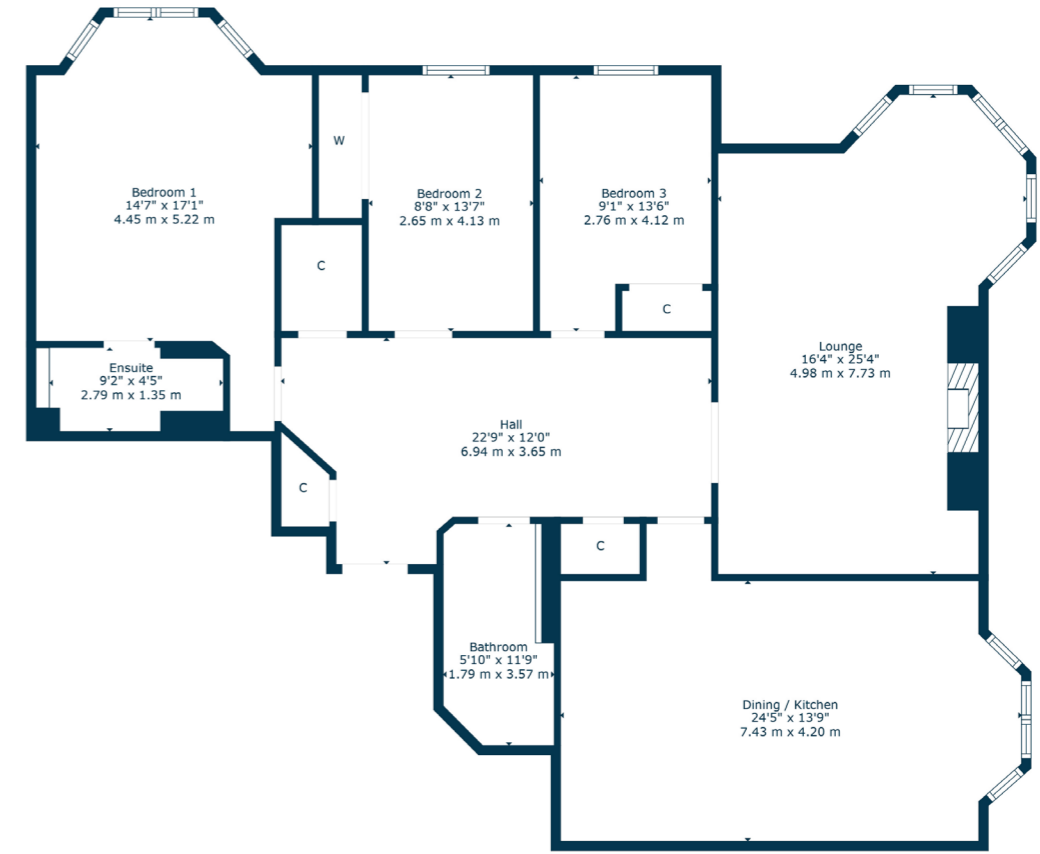
This fantastic three bedroom modern apartment is situated in the highly desirable Lauderdale Mansions development, built by Messer Adam Scotland circa 2000. The development is situated in the very heart of Hyndland and benefits from all of its amenities.

The building is initially entered via a secure entry system leading to a very well-maintained residents hall and lift or stair access leads to the second level.

The accommodation comprises: large welcoming reception hall with ample storage off, fabulous oriel bag windowed lounge with wonderful aspects up Novar Drive, a spacious bay windowed dining kitchen, and three excellent bedrooms, in particular the principal benefitting from a bay window and ensuite shower. Finally, there is a family bathroom as well.

In addition, the property has gas central heating, double glazing, underground parking (accessed off Novar Drive), lift access to all floors and South facing residents garden grounds.





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.

WE4975 | Sat Nav: 2/2 47 Novar Drive, Hyndland, G12 9UB

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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