



3/1 17 POLWARTH STREET
HYNDLAND

www.corumproperty.co.uk





2 | BEDROOMS

1 | BATHROOM

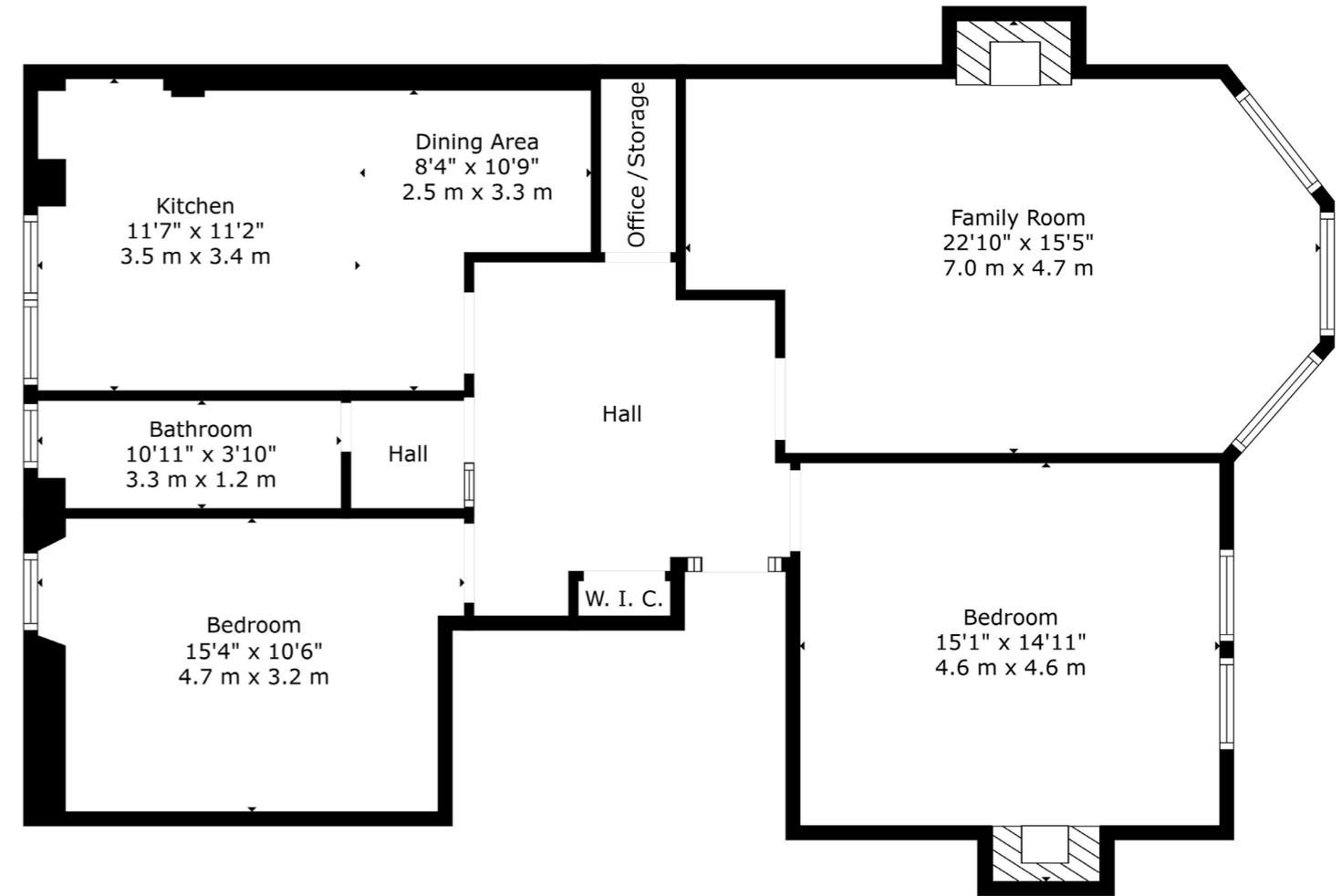
1 | PUBLIC ROOM

3/1 17 Polwarth Street is a beautifully presented, two bedroom third floor traditional red sandstone tenement flat, situated in the highly sought after Hyndland district. The property has been well-maintained by the current owner and boasts a plethora of period features throughout including stain glass, woodwork, cornicing and feature fireplaces. The property was also featured in "At Home" magazine following extensive refurbishment.

The accommodation is entered via a secure entry system to a well-maintained communal hall area which in turn provides access to the communal rear gardens. Internally, the property comprises of an entrance vestibule, a large and welcoming reception hallway with storage cupboard off and access off to all apartments. A stunning bay windowed lounge with original features, beautiful feature fireplace and recess off. The modern dining kitchen is fully fitted with a range of base and wall mounted units and space for dining in the recess. There are two spacious double bedrooms both offering ample space for free standing storage with the principle offering additional in-built storage. There is an additional store room which is perfect for a home office space. Finally, there is a well-appointed family bathroom with shower over bath.

The flat has gas central heating, sash and case double glazing, loft insulation, secure entry system, communal storage suitable for bikes and communal gardens to the rear. Permit parking is available on request 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, 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.

WE5020 | Sat Nav: 17 Polwarth Street, Hyndland, G12 9UD

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.



WE'RE **SOLD** ON
YOUR FUTURE



Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendnq@corumproperty.co.uk

www.corumproperty.co.uk