



**MAIN DOOR**  
**45 HYNDLAND ROAD**  
HYNDLAND

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**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**A beautifully presented three bedroom, main door garden flat with West facing private garden, which has been wonderfully maintained and upgraded by the current proprietor. The envious location allows you to enjoy all Hyndland and the West End has to offer. Fabulous amenities nearby include Café Parma, Nostrana, Sainsburys local and the Western Health & Racquets Club.**

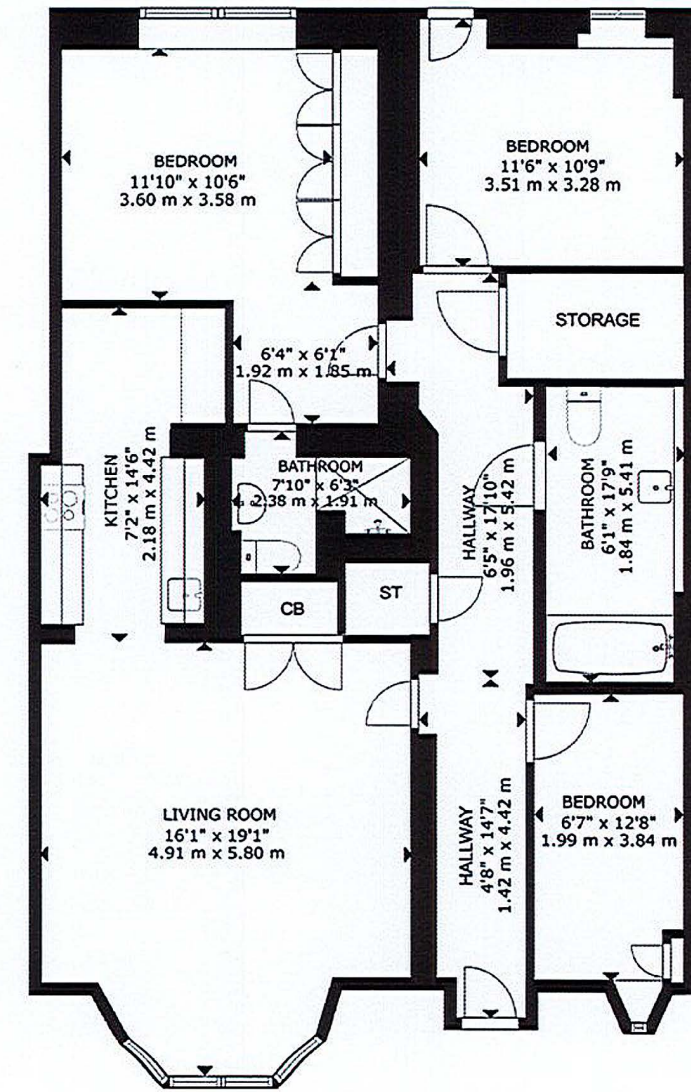
Situated in a handsome blonde sandstone former townhouse, the property has main door entry leading to a charming reception hall with large storage cupboard off. There is a stunning bay windowed lounge that is semi open plan to a large galley style kitchen with breakfasting table and a range of integrated appliances. There are three well-proportioned bedrooms, with the principal benefiting from a stylish ensuite shower room. Finally, there is a very well-presented and contemporary bathroom with bath and over-head shower.

In addition, the property has gas central heating, and there is a fabulous, private front garden which benefits from afternoon and evening sun - perfect to enjoy in the warmer months. There is also a common garden to the rear. Residents on-street permit parking is also available 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.

**WE5042** | Sat Nav: 45 Hyndland Road, Hyndland, G12 9UX

For the full home report visit [www.corumproperty.co.uk](http://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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