



2/2 2 HYNDLAND AVENUE
HYNDLAND

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1 | BEDROOM

1 | BATHROOM

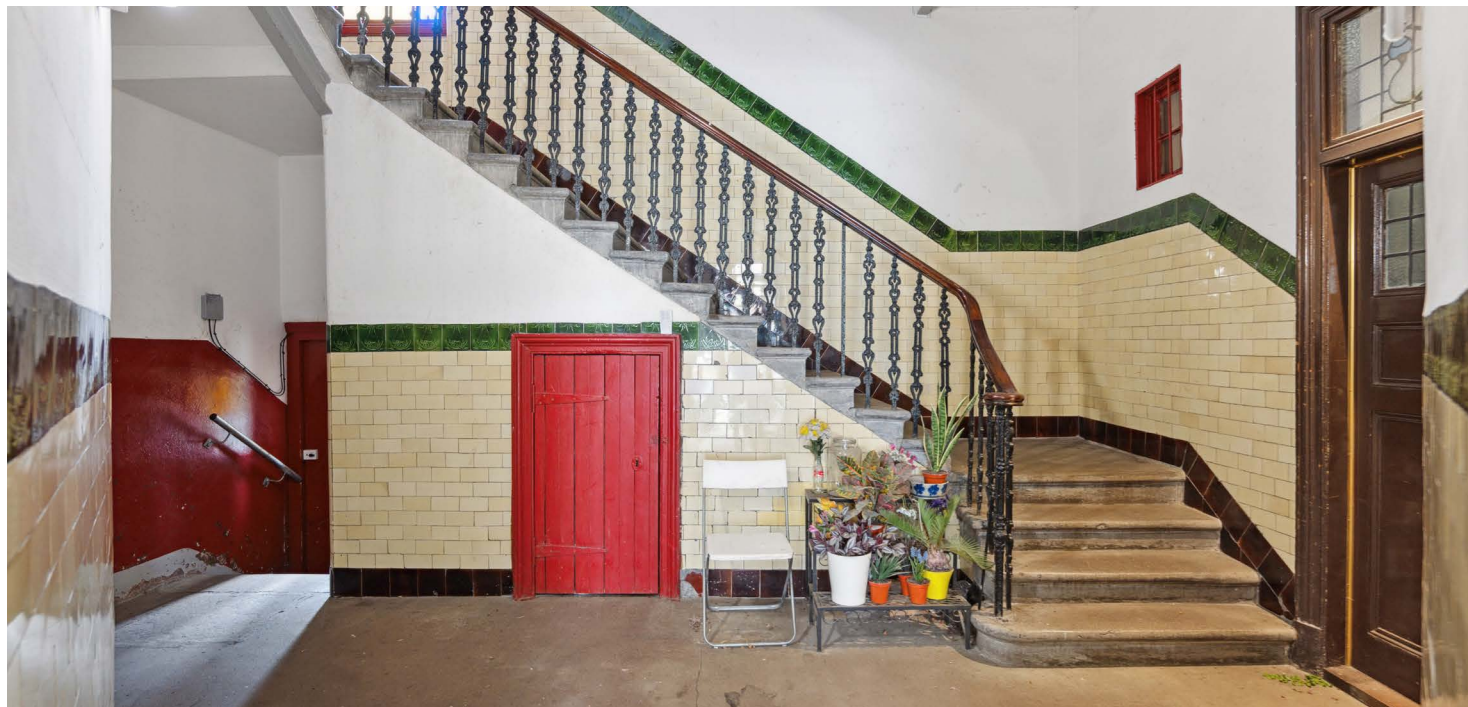
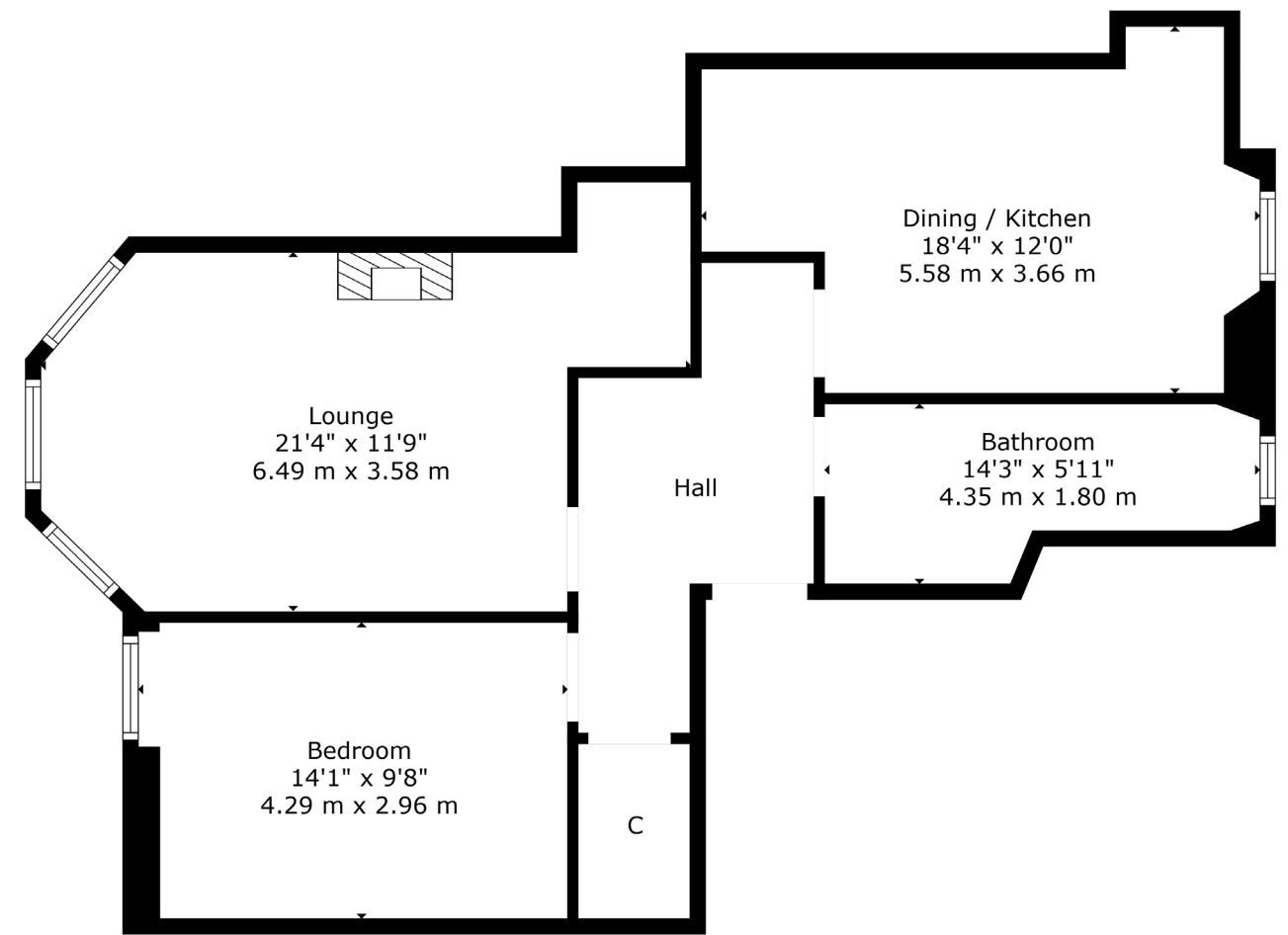
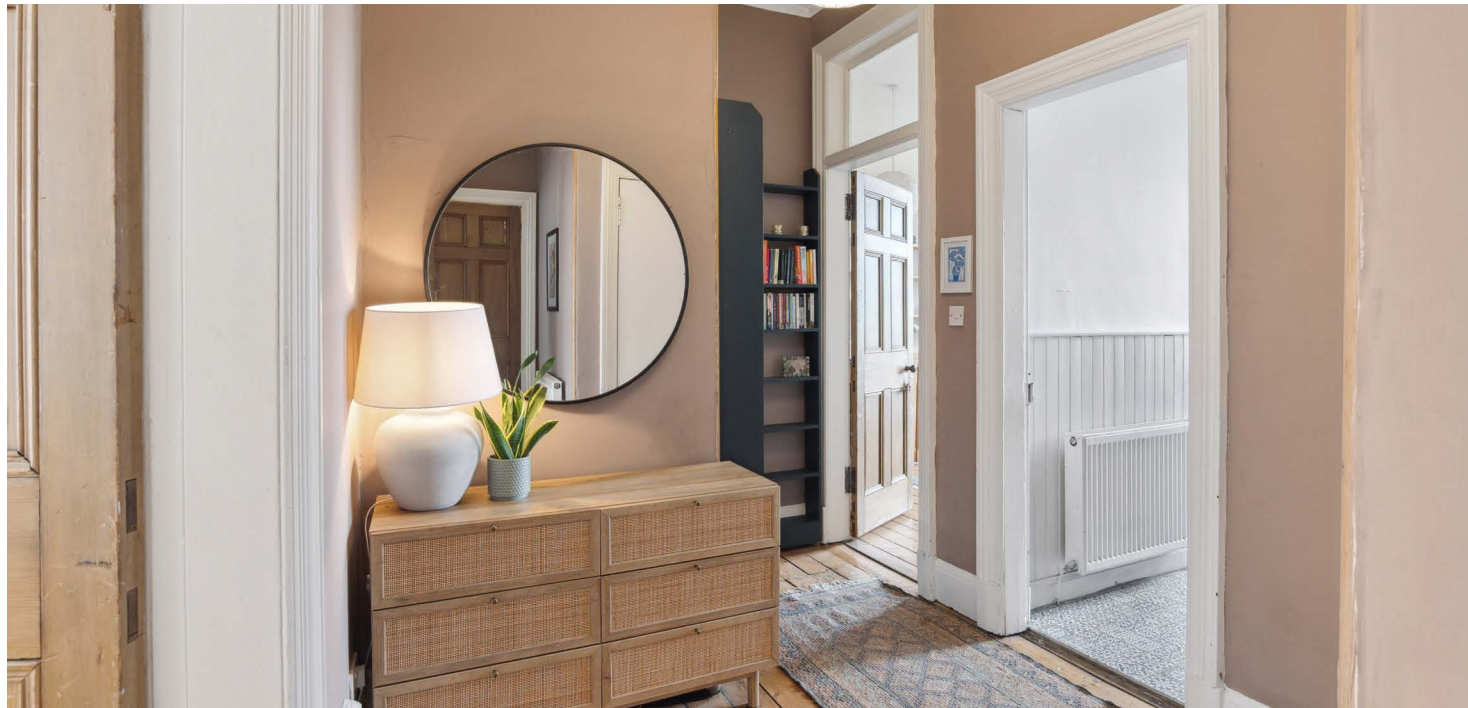
1 | PUBLIC ROOM

2/2, 2 Hyndland Avenue is a bright and spacious, full one bedroom apartment situated on the second floor of this well-maintained red sandstone tenement building. Located in the highly sought after Hyndland district, this property is perfectly positioned to take full advantage of a wealth of local amenities and transport links.

Internally, the property is offered with an array of period features including: beautiful stained glass windows, detailed cornicing, tall skirtings, feature fireplace and original flooring throughout. The building is initially entered via a secure, communal door into a well-maintained residents hall, with access to the rear gardens. The internal accommodation comprises: welcoming reception hall with large storage cupboard off, stunning bay windowed lounge with feature fireplace, stained glass windows and recess, good sized, modern dining kitchen to the rear boasting a range of base units, outstanding open views and ample space for dining in the recess. There is a well-proportioned double bedroom with ample space for free standing storage and a modern three-piece suite bathroom with walk in shower which completes the accommodation on offer.

The property has single glazed sash and case windows, gas central heating, secure entry system and a well-maintained communal rear garden. It also benefits from residents on street permit parking which 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, 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.

WE5090 | Sat Nav: 2 Hyndland Avenue, Hyndland, G11 5BW

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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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