



FLAT B 25 HUGHENDEN GARDENS

HYNDLAND

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3 | BEDROOMS

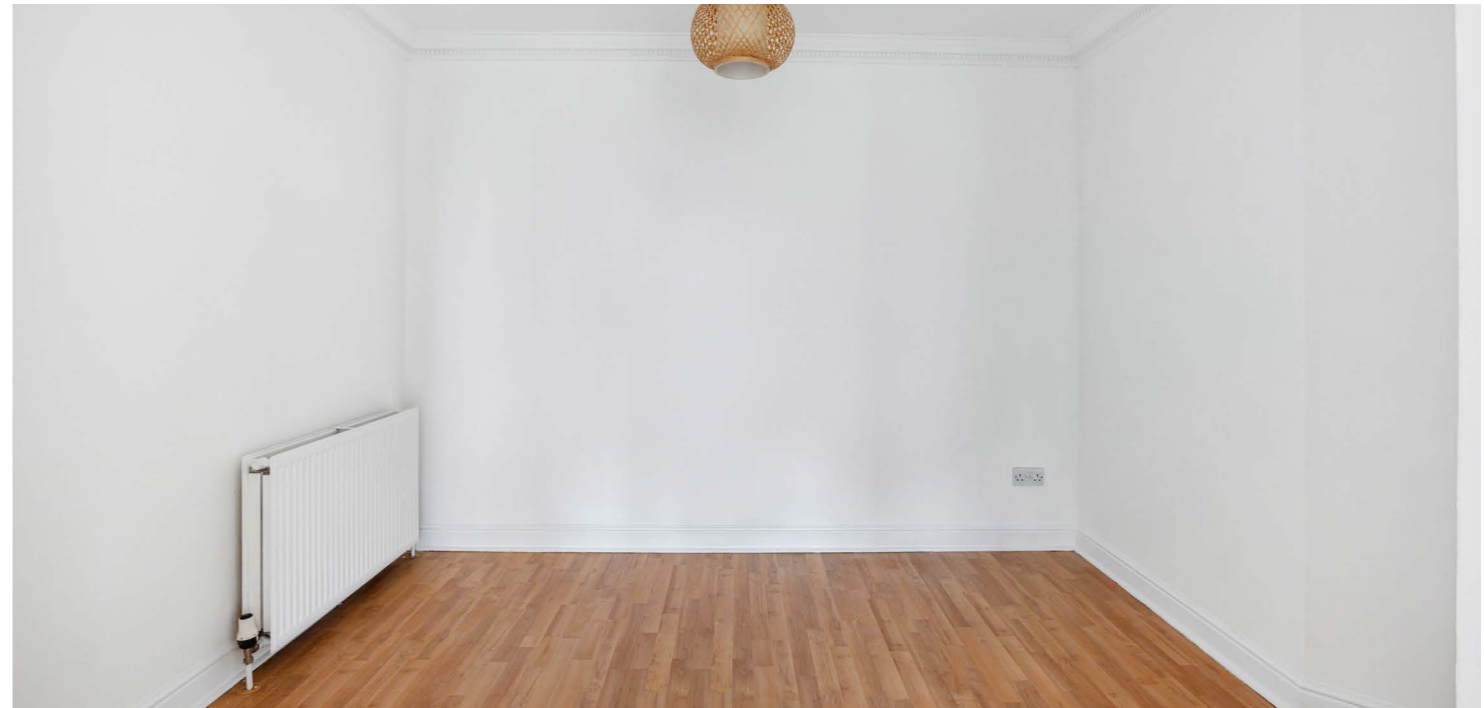
2 | BATHROOMS

1 | PUBLIC ROOM

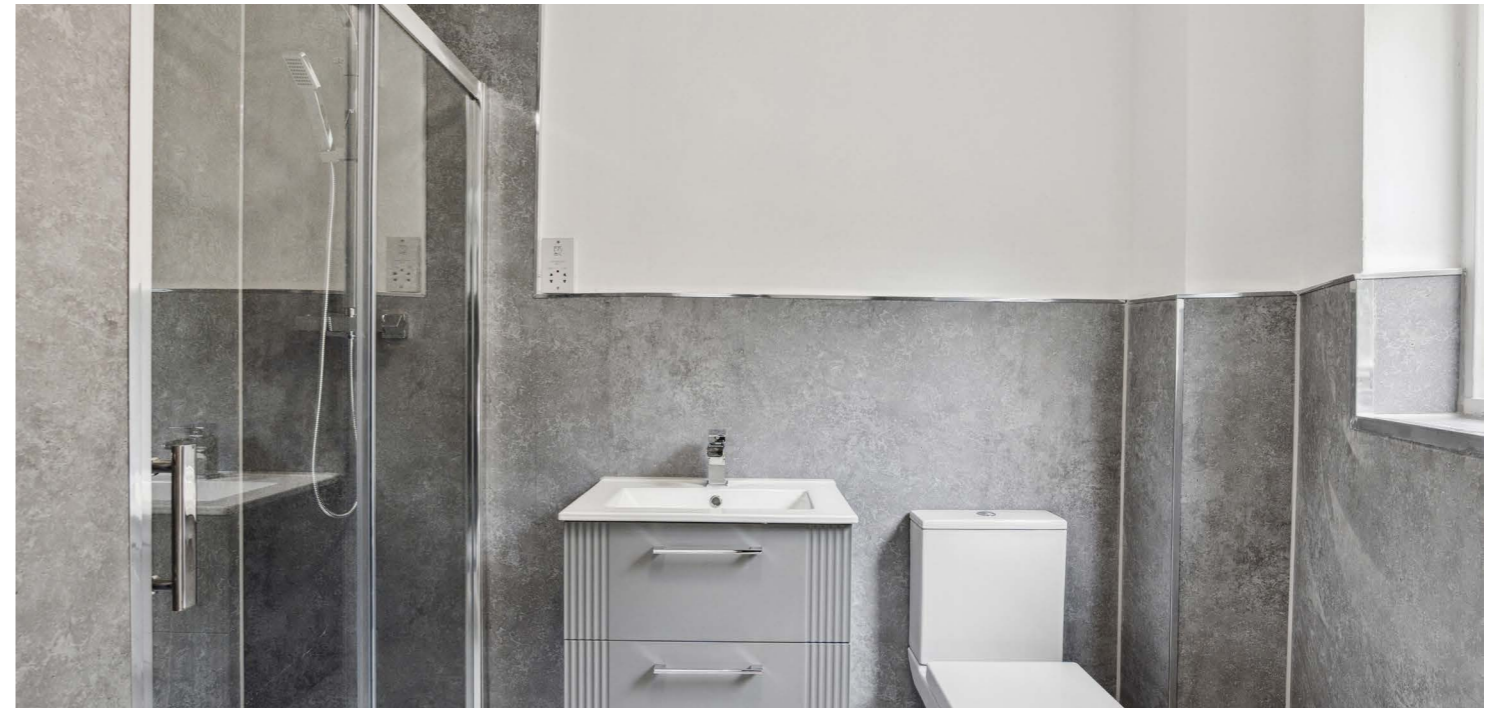
This superb, modern development at Hughenden Gardens is hugely popular and this fantastic, three bedroom flat will be appealing to a wide range of buyers.

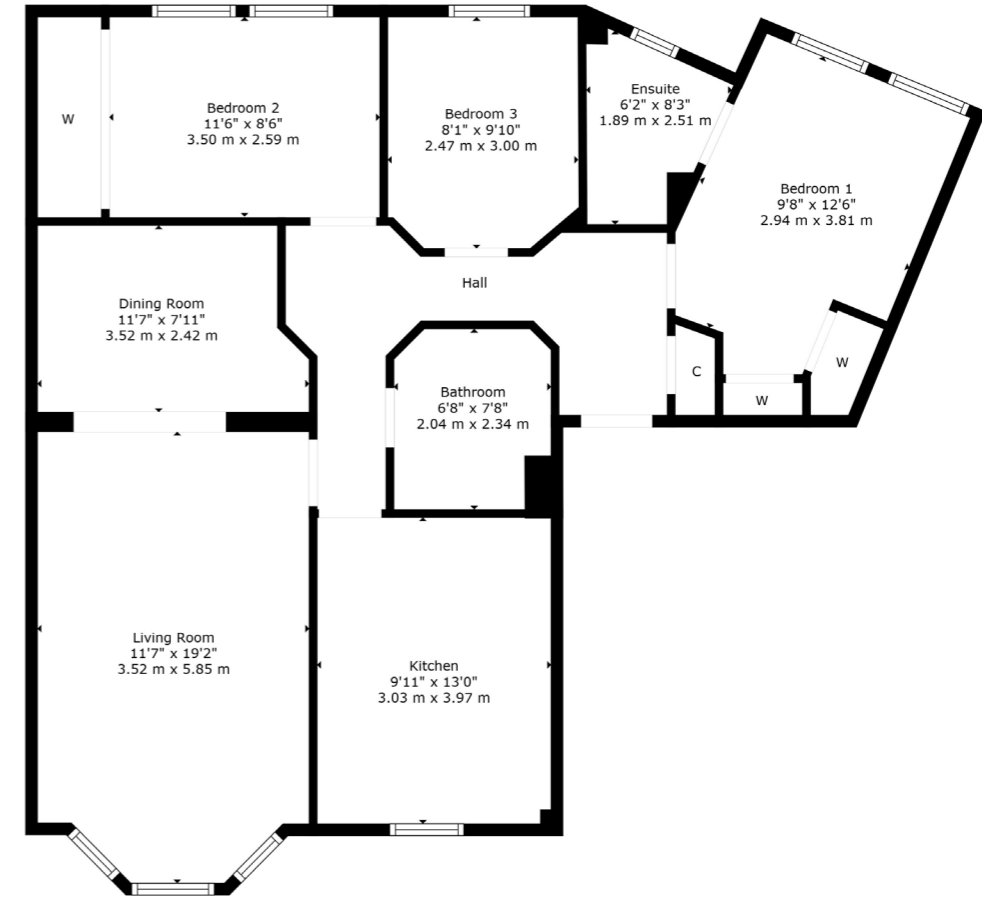
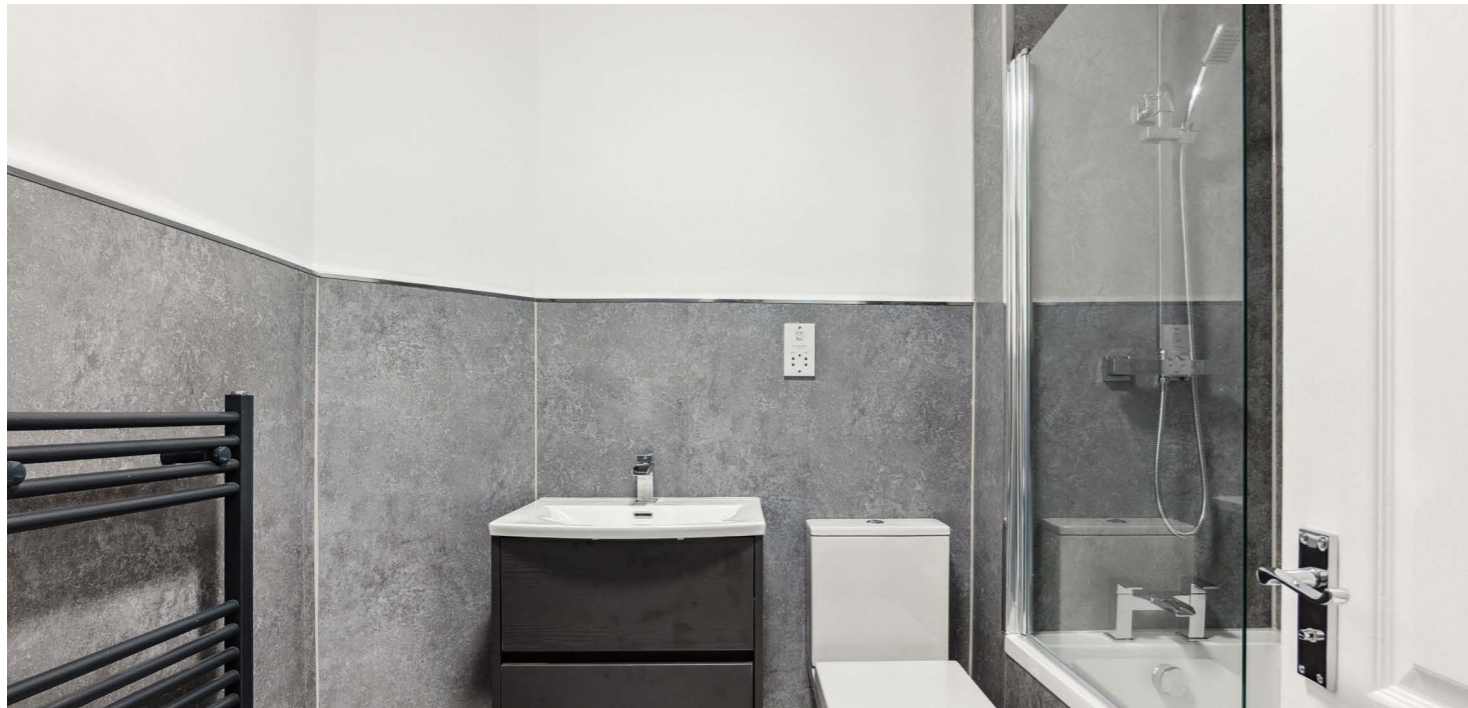
A secure door entry system leads to a well-maintained residents' communal hall and internally, the accommodation comprises: welcoming reception hallway with storage cupboard off, large lounge with oriel bay window, ample space to dine and views onto the well-maintained residents' gardens, and a modern kitchen with a selection of base and wall mounted units. There are three bedrooms, two with fitted wardrobes and the principal bedroom also benefits from a recently renovated en-suite shower room. Finally, there is a stylish bathroom off the hall, which has also been renovated.

The flat benefits from double glazing, gas central heating, newly fitted carpets, well-maintained communal gardens and residents' parking. A residents permit for on street parking can also 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.

WE5112 | Sat Nav: 25 Hughenden Gardens, Hyndland, G12 9XZ

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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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