



2/2 34 POLWARTH STREET
HYNDLAND

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c o r u m



2 | BEDROOMS

1 | BATHROOM

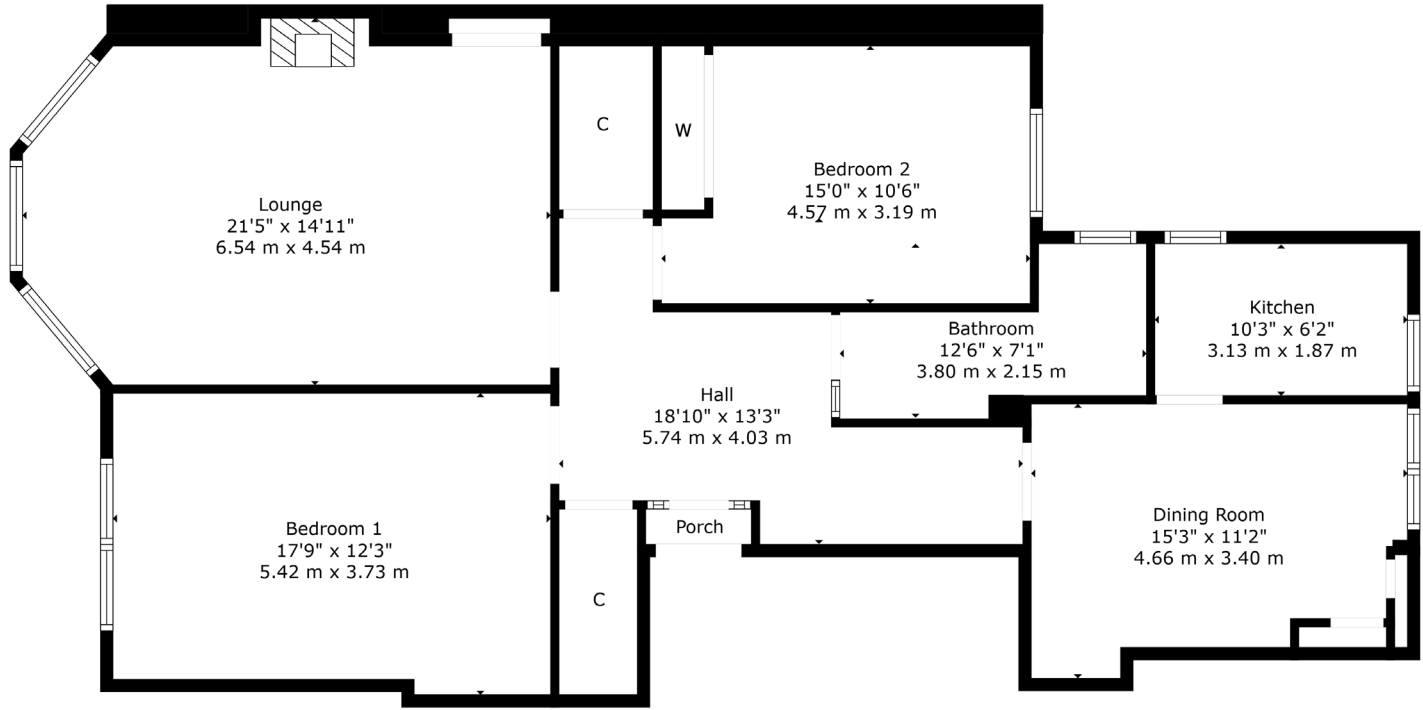
2 | PUBLIC ROOMS

2/2 34 Polwarth Street is a beautifully presented, two-bedroom second 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 has also had extensive work carried out to the fabric of the building five years ago including a new roof and re-pointing.

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 two large walk-in storage cupboards and access off to all apartments. There is a stunning bay windowed lounge with original features and beautiful log burning stove, good sized galley style kitchen with dining room off, and two spacious double bedrooms, both offering space for free standing storage. A newly, modernised family bathroom with three-piece suite and shower over bath completes the internal accommodation on offer.

The flat has gas central heating, double glazed windows throughout, secure entry system and well-maintained 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, Caff  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.

WE5162 | Sat Nav: 34 Polwarth Street, Hyndland, Glasgow, G12 9TX

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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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