



**3/1 20 NOVAR DRIVE**  
HYNDLAND

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**2 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**This stunning two-bedroom apartment has been beautifully refurbished by the current proprietor and benefits from a private parking space and lift access to all levels. The building is initially accessed via a secure entry system leading to a well-maintained communal hall, stair and of course lift.**

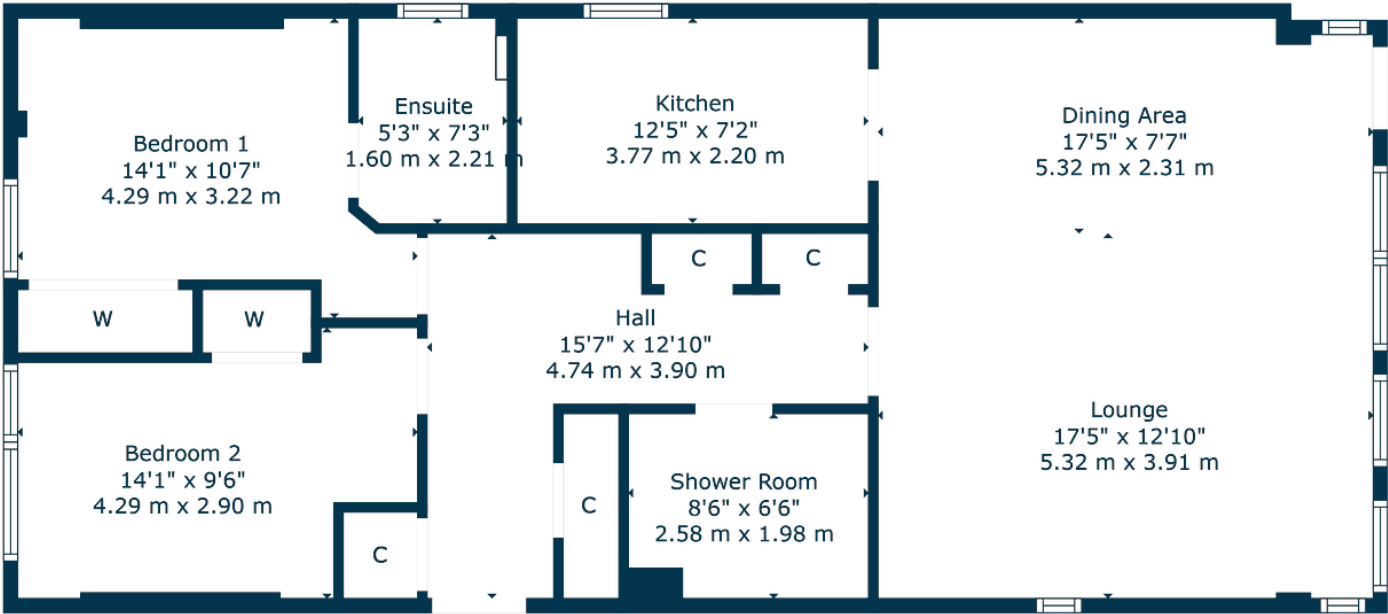
The accommodation comprises; welcoming reception hall with storage off, fabulous lounge and dining area with wonderful aspects down Falkland Street, a stunning Schuller kitchen designed by Gideon Robinson that has ample storage, Corian worktops and a range of integrated appliances including, self-cleaning oven, microwave, induction hob, dishwasher and fridge freezer, all by Neff. There are two double bedrooms, both with fitted wardrobes and the principal benefits from a beautiful en-suite shower and a stylish family bathroom with tiling by CTD.

Further features include, engineered hardwood flooring, Farrow and Ball décor, gas central heating and as previously mentioned a private parking space.









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, and also a variety of independent shops and boutiques.

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.

Sport and recreational facilities can be found at Hillhead Sports Club and The Western Lawn Squash & Tennis Club on Hyndland Road. The area provides some of the best traditional tenements, conversions and townhouses in Glasgow, let alone the West End. There are a number of excellent comprehensive schools in the area as well as private schooling at The Glasgow Academy, The High School of Glasgow and Kelvinside Academy.

**WE5209** | Sat Nav: 3/1 20 Novar Drive, Hyndland, G12 9PU

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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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