



**48 OTAGO STREET**  
HILLHEAD

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







- 3 | BEDROOMS
- 2 | BATHROOMS
- 1 | PUBLIC ROOM

**This exquisite, three-bedroom, main door tenement flat is one of the finest examples of its kind – it is immaculately presented and has exclusive use of the wonderful, south east facing front garden that has been beautifully maintained by the current owner.**

The stunning blonde sandstone tenement is entered via the main door to an expansive entrance vestibule, with beautiful floor tiling, leading to the welcoming reception hall with ornate corning, built-in storage, original staircase leading to additional storage and the communal close, and wonderful herringbone flooring, spanning to all principal apartments. There is a fabulous sitting room to the front with a spacious walk-in storage cupboard off, space for dining and large double windows looking out onto the stunning front garden, allowing an abundance of natural light to peer through, and a stylish dining kitchen to the rear, boasting a range of base and wall mounted units, integrated appliances and ample space for dining. There are three well-proportioned double bedrooms, with the principal further benefiting from fitted storage and a well-appointed ensuite shower room. To complete the accommodation, there is modern family bathroom with three-piece suite and shower over bath.

In addition, the property has newly installed double-glazed sash and case windows throughout, gas central heating, exclusive use of beautifully maintained front gardens, communal rear gardens and on street permit parking is available to request via Glasgow City Centre.





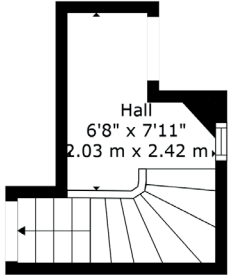




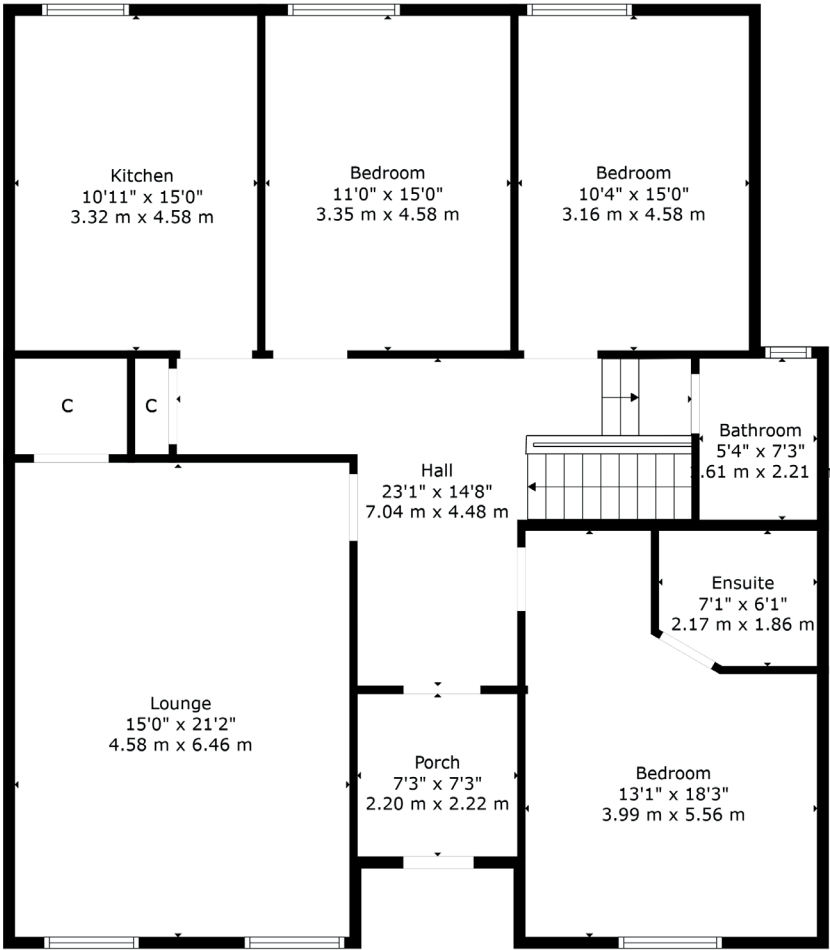








Lower Level



Ground Floor

Hillhead is centrally located within the West End, close to Glasgow University. The main street, Byres Road, offers a wide selection of shops, cafés and supermarkets including Tesco Metro, Marks & Spencer and Waitrose. The famous Ashton Lane is situated just off Byres Road offering various bars, restaurants and the Grosvenor Cinema.

The recently refurbished Hillhead Underground on Byres Road provides swift access to Glasgow City Centre and regular bus services operate on Byres Road and Great Western Road. There are also good road links to the motorway network and Glasgow International Airport.

**WE5297** | Sat Nav: 48 Otago Street, Hillhead, Glasgow, G12 8PG

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.



WE'RE **SOLD** ON  
YOUR FUTURE



Corum West End  
82 Hyndland Road, Glasgow, G12 9UT

**Tel:** 0141 357 1888

**Email:** [westendenq@corumproperty.co.uk](mailto:westendenq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)