



3/1 33 HAYBURN CRESCENT
PARTICKHILL

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4 | BEDROOMS

1 | BATHROOM

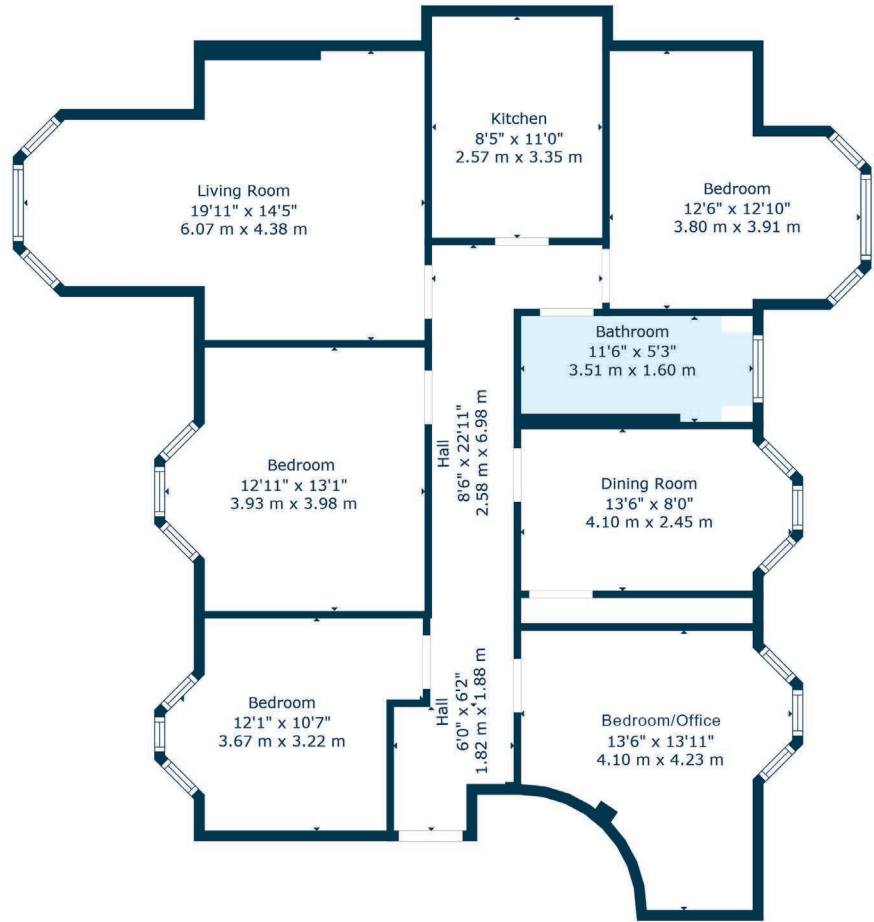
2 | PUBLIC ROOMS

3/1 33 Hayburn Crescent is a fantastic top floor flat that has been beautifully upgraded and presented by the current proprietor. It further boasts uninterrupted open aspects to the front and rear of the property.

The property is flooded with natural light due to its elevated position and is initially accessed via entry to a well-maintained residents' hall, which in turn provides access to the immaculate residents' gardens at the rear. The internal accommodation comprises; large L shaped welcoming reception hallway providing access off to all apartments, a stunning bay-windowed lounge to the front with striking open views over Hayburn Park, modernised internal sized kitchen with skylight allowing an abundance of natural light in and a range of base and wall-mounted units, a dining room, and four good sized bedrooms, creating flexible living accommodation. To complete the accommodation on offer, there is a well-appointed family bathroom with a four-piece suite.

The flat benefits from gas central heating, double glazing throughout, and residents' on-street permit parking which can be requested via Glasgow City Council.





Partickhill is equidistant to both Hyndland Road and Dumbarton Road and is ideally located for the wide variety of local shops, cafés, bars and eateries in the area.

Hyndland Road offers a good selection and Byres Road offers even more, including a library, cinema and underground station.

The area as a whole proves popular with those requiring access to Glasgow University, Kelvingrove Park and Art Galleries, and the Botanic Gardens. There are also excellent road networks linking to the M8, accessing central Scotland and Glasgow International Airport.

The property is well placed for access to a number of major employers, including the BBC, STV, Glasgow University and several hospitals.

WE5310 | Sat Nav: 33 Hayburn Crescent, Partickhill, Glasgow, G11 5AY

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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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