



**1/1 83 HYNDLAND ROAD**  
HYNDLAND

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**4 | BEDROOMS**

**2 | BATHROOMS**

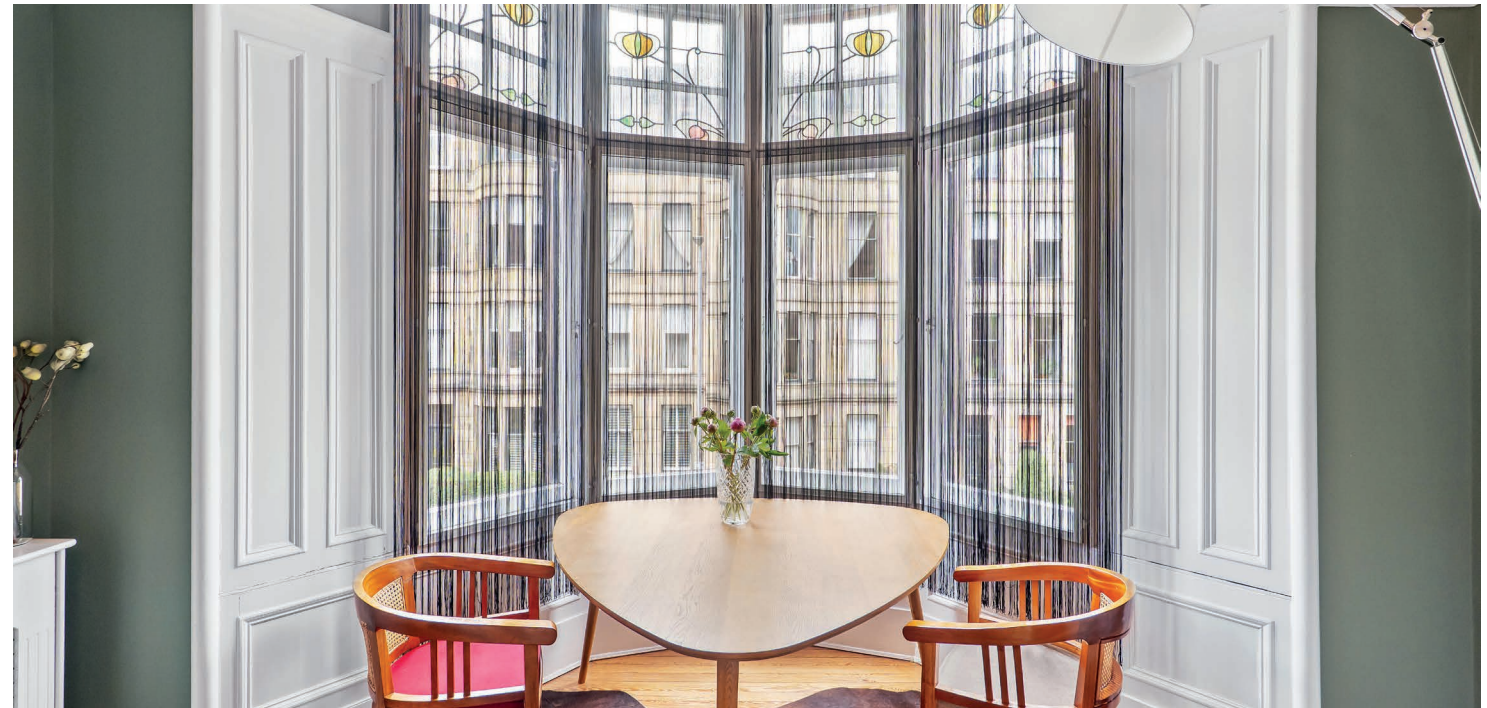
**1 | PUBLIC ROOM**

**1/1 83 Hyndland Road is a wonderful and expansive four bedroom, first floor flat, that has been beautifully re-modelled to blend modern convenience with classic charm.**

Upon entering the building through a secure entry system, you will find yourself in a traditionally elegant residents' hall that provides access to all floors and the communal rear garden, and further boasts two communal storage cupboards. Inside the flat, a large, welcoming reception hall opens to a lovely formal lounge at the front, while the fabulous dining kitchen has been thoughtfully repositioned also to the front of the tenement, creating a superb space for both entertaining and daily living.

The principal bedroom features a stylish, spacious en-suite bathroom with four-piece suite, offering a touch of luxury. There are a further three well-proportioned bedrooms and another stunning family bathroom, ensuring ample accommodation for family and guests. Throughout the flat, you will find beautiful features including stained glass, decorative cornice work, and hardwood flooring. The stylish bathrooms add a modern touch and a walk-in utility offering a great use of the space. With gas central heating, double glazing to the rear and secondary glazed windows to the front, the property ensures comfort and efficiency. This flat truly exemplifies modern living within a traditional and highly sought-after location.





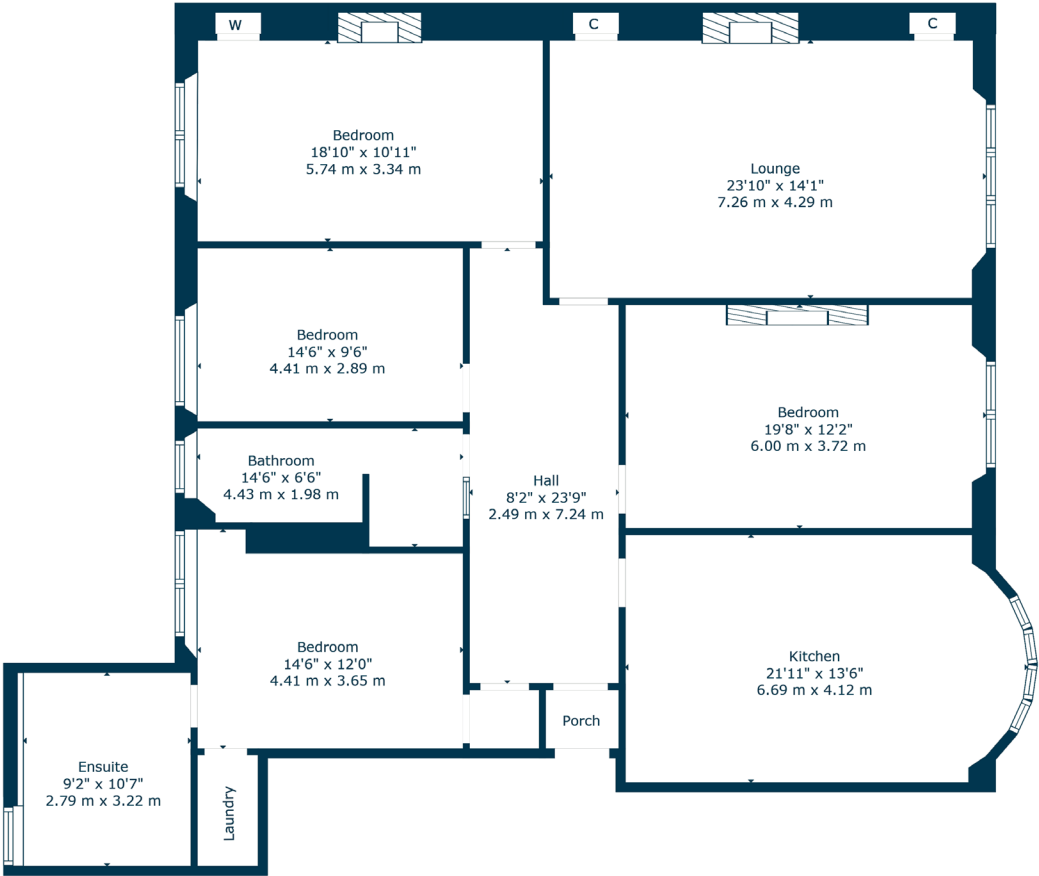












Hyndland is highly regarded as the social hub of the West End. The area has been truly transformed in the last ten years with a number of excellent bars and restaurants, and also a variety of independent shops and boutiques.

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.

**WE5340** | Sat Nav: 1/1 83 Hyndland Road, Hyndland, Glasgow, G12 9JE

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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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