



**24B PARTICKHILL ROAD**  
PARTICKHILL

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3 | BEDROOMS   2 | BATHROOMS   1 | PUBLIC ROOM  
2 | PRIVATE GARDENS   2 | PARKING SPACES

Positioned on the sought-after south-facing side of Partickhill Road within the prestigious One Hyndland Avenue development by Westpoint Homes, this stunning former show home is a rare find. Completed in 2022, the development sits at the heart of Glasgow's exclusive West End, nestled between Hyndland and Partickhill—a peaceful, leafy enclave just moments from vibrant local amenities.

Set across the ground and first floors, this beautifully appointed duplex enjoys its own private entrance, a landscaped front garden, generous rear decked terrace with integrated, remote control lighting, and two allocated parking spaces with EV charge points, also to the rear. The open-plan living and kitchen area is flooded with natural light thanks to large windows and a glass Juliette balcony, as well as sky light in the kitchen. The kitchen, designed by Jackton Moor, features sleek quartz worktops, breakfast bar and integrated Neff appliances, perfectly combining function and style. The ground floor also includes a spacious utility room with bespoke built in storage, a large WC, and excellent storage accessible from the bright inner entrance hallway.

Upstairs, all three beautiful bedrooms benefit from fitted wardrobes, with the principal bedroom enjoying a luxurious en-suite bathroom with separate bath and shower, and a cleverly integrated home office space perfectly tailored to the current owner's needs. The upper landing offers additional flexibility, designed to accommodate a second work-from-home area if needed, and opens directly onto the private rear terrace with views over the beautifully landscaped communal gardens.

The property is equipped with an advanced Daikin Air Source Heat Pump hybrid heating system, offering the efficiency of renewable energy with the reliability of a combination boiler. High-quality finishes throughout include Porcelanosa tiling, Duravit sanitaryware with Hansgrohe fittings, in-wall Sonos speaker system upstairs and downstairs, and luxury Amtico herringbone flooring.

This is an immaculate, thoughtfully designed home that offers privacy, light, and exceptional style in one of Glasgow's most desirable West End locations.





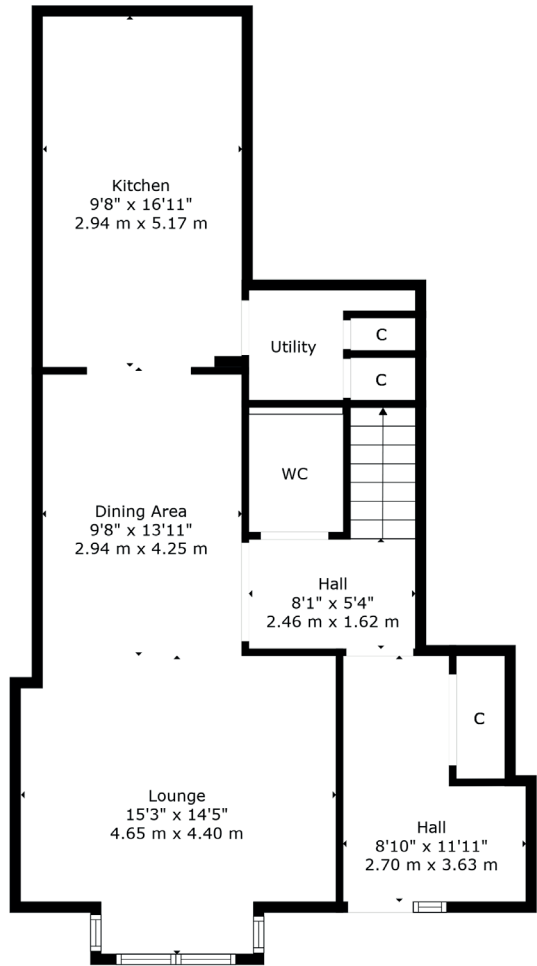




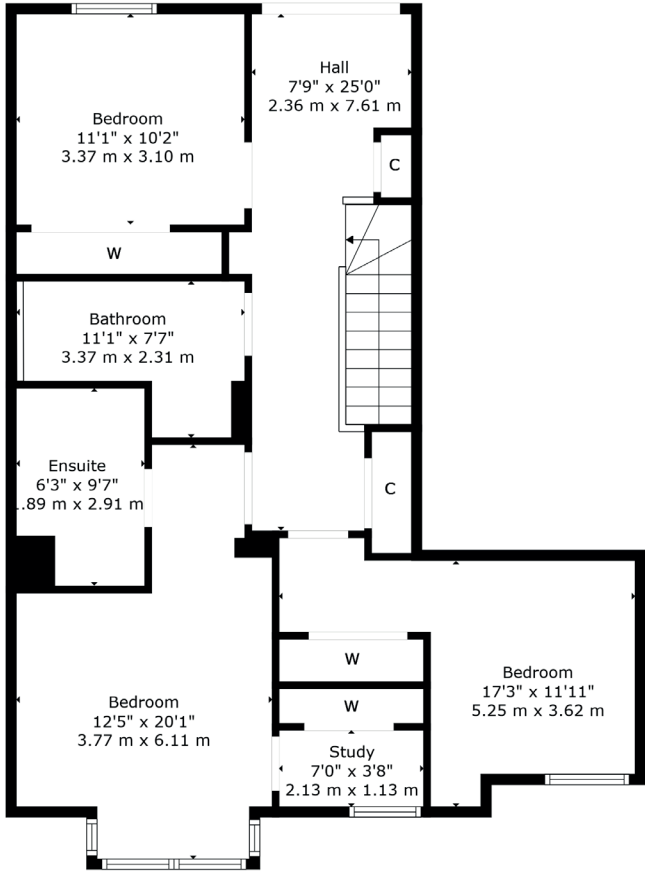








Ground Floor



1st Floor

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.

**WE5350** | Sat Nav: 24 Partickhill Road, Partickhill, Glasgow, G11 5BE

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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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