



FLAT 3/2 43 QUEENSBOROUGH GARDENS

HYNDLAND

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A well-appointed, top floor two bedroom tenement flat with enviable views over Hyndland Bowling Club

The top floor flat at 43 Queensborough Gardens is a wonderfully spacious corner property offering flexible accommodation, located in the central avenue of the highly desirable Hyndland district. The property is initially accessed via a secure entry system leading to a well-maintained communal hall.

The flat accommodation comprises; storm door entry with welcoming L-shaped reception hall, with large fitted storage cupboard, and a stunning dual aspect bay windowed lounge, with fabulous open views across Hyndland Bowling Club. There is a large dining kitchen, two well-proportioned double bedrooms and finally, there is a galley style family bathroom. The flat has gas central heating, secure entry system and a communal rear garden.





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 including, Epicures by Cail Bruich, Shucks, Jelly Hill, Caff  Parma, Peckhams and Cottiers. There is also a variety of independent shops and boutiques, including Bluebellgray, Silks, Brenda Muir, Pampas, Biscuit Clothing, Good Story and independent retail stores such as Bauen Design, offering stunning bespoke kitchens, and Chelsea McLaine Interior Designers.

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.

WE4932 | Sat Nav: Flat 3/2 43 Queensborough Gardens, Hyndland, G12 9QO

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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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