



FLAT 2 16 KINGSBOROUGH GARDENS

HYNDLAND

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

Flat 2 16 Kingsborough Gardens is a magnificent three bedroom, first and second floor conversion within an elegant, B-Listed Victorian townhouse, in the sought-after location of Hyndland.

The stylish accommodation extends to over 1500 sq.ft and is beautifully presented, retaining a wealth of period features, including ceiling corning, Corinthian pillars and fireplaces. The building is entered through a secure door entry into a period communal hall, and the internal accommodation comprises: reception hall stretching to over 20ft, drawing room with attractive windows overlooking mature trees on Kingsborough Gardens, dining kitchen and three double bedrooms. The principal benefits from a beautiful en-suite shower room, and the family bathroom consists of a separate bath and walk in shower. A useful utility room completes the accommodation on offer.

The property also benefits from gas central heating.









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.

WE5364 | Sat Nav: Flat 2 16 Kingsborough Gardens, Hyndland, Glasgow, G12 9QB

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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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