




C O R U M

36 FALKLAND STREET
HYNDLAND, GLASGOW

THE PROPERTY

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

A superb three-bedroom, elevated ground floor apartment with exclusive use of the front garden in this charming, tree lined street, situated in the ever popular Hyndland area.

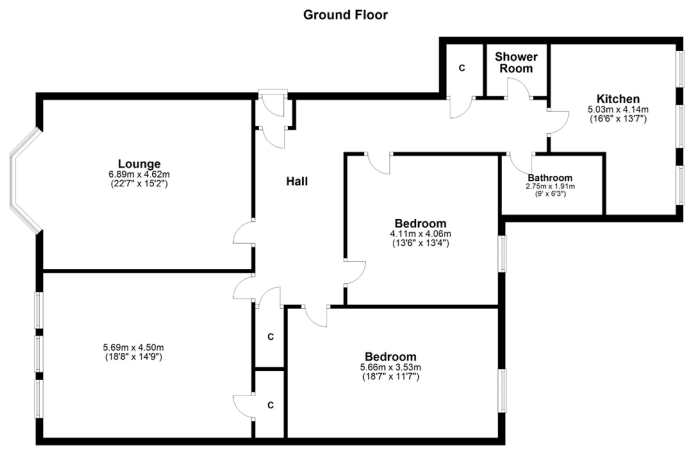
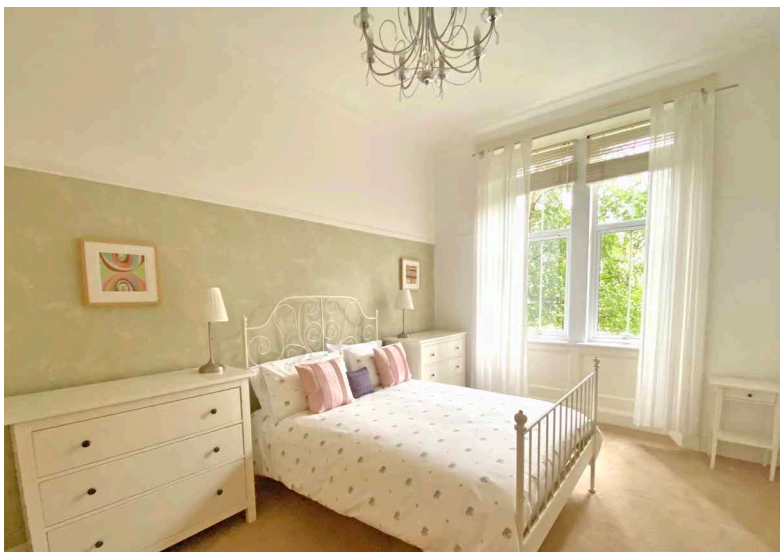
This generous accommodation, has been greatly improved, whilst retaining a wealth of period features including; stained leaded glass, ceiling cornice, fireplace and hard wood flooring. The stylish interior extends to; Vestibule, L shaped reception hall, elegant bay windowed lounge with focal fireplace, three double bedrooms, bathroom, shower room, and finally an excellent L shaped dining/kitchen that completes this accommodation on offer.

The property has secure entry system, gas central heating, double glazing to the rear and a back communal garden.

Amenities

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 and Caffé Parma. There is also a variety of independent shops and boutiques, including Bluebellgray, Amber & Black, Silks, Brenda Muir, and Pampas. There are independent retail stores such as Bauen Design, offering bespoke kitchens, and Chelsea McLaine Interior Designers.





WE4095

Sat Nav: 36 Falkland Street, Hyndland, G12 9QY

All measurements and distances are approximate.
 Floorplans are for illustration purposes and may not be to scale.

For the full home report visit www.corumproperty.co.uk



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WE'RE **SOLD** ON YOUR FUTURE

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