



# THE PROPERTY

**3 | BEDROOMS    1 | BATHROOM**  
**1 | PUBLIC ROOM**

**31 Falkland Street is a wonderful, bright and spacious three-bedroom rarely available main door flat located in one of Hyndland's most sought after streets within a handsome sandstone tenement.**

The flexible accommodation comprises; main door entrance into a large and welcoming central reception hallway, stunning bay windowed lounge, with wooden floors and feature fireplace, three excellent sized double bedrooms, a modern tiled bathroom and a recently fitted modern dining kitchen, with a range of integrated appliances and base and wall mounted units and utility/laundry room off. The property has a number of original features, including detailed cornice work, original fireplaces and stained glass.

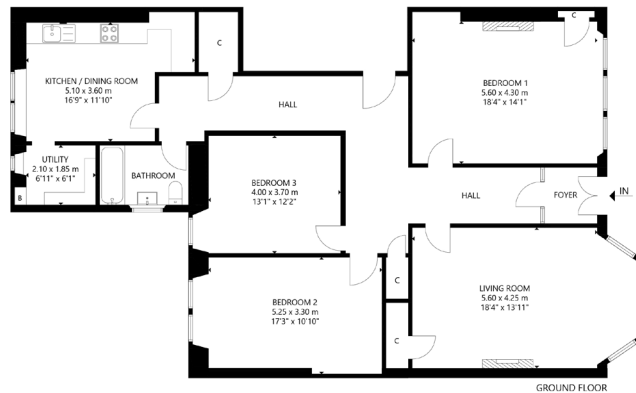
With a private front garden and main door entry this is sure to be a very popular flat. There are shared common gardens to the rear and residents on street permit parking can be obtained via Glasgow City Council.

## 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 by Cail Bruich, Cottiers and Caffe Parma. There is also a variety of independent shops and boutiques.







**WE4110** | Sat Nav: 31 Falkland Street, Hyndland G12 9QZ

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](http://www.corumproperty.co.uk)



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WE'RE **SOLD** ON YOUR FUTURE

82 Hyndland Road, G12 9UT

Tel: 0141 357 1888 - Email: [westendeng@corumproperty.co.uk](mailto:westendeng@corumproperty.co.uk) - Fax: 0141 357 1188