



# THE PROPERTY

**2 | BEDROOMS    1 | BATHROOM**  
**1 | PUBLIC ROOM**

**3/2 137 Hyndland Road is a two bedroom, top floor tenement flat (in need of some modernisation), with fantastic open aspects down Clarence Drive and further afield, located in the highly sought after Hyndland district.**

Entrance to the building is via a residents' controlled entry system leading to a well-kept communal hallway. The internal accommodation comprises; vestibule with original stain glass detailing, spacious welcoming reception hallway with storage cupboard off, bay windowed lounge with fantastic views down Clarence Drive and an excellent sized dining kitchen. There are two spacious double bedrooms and finally, a family bathroom with over bath shower completes the accommodation on offer.

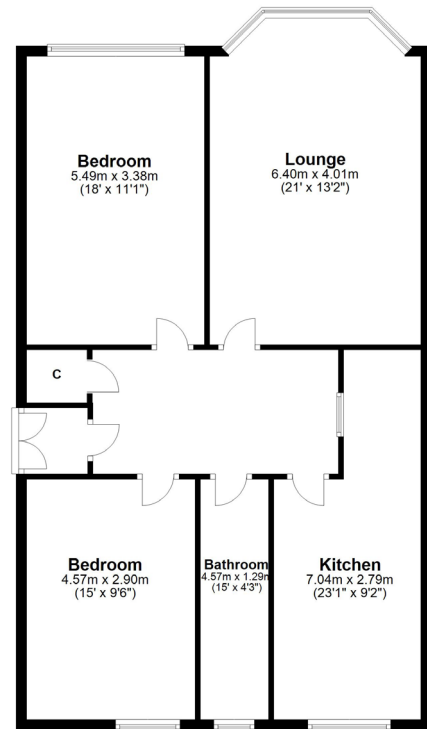
The flat has gas central heating, secure door entry system and well-kept communal rear gardens.

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







**WE4425** | Sat Nav: 137 Hyndland Road, Hyndland, G12 9JA

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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