



**HYNDLAND**

TURNBERRY AVENUE



**c o r u m**

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



## 5 TURNBERRY AVENUE, HYNDLAND

5 | BEDROOMS   4 | BATHROOMS   2 | PUBLIC ROOMS

**An amazing detached villa, with private south west facing walled garden, driveway and a garage, Number 5 Turnberry Avenue is a true rare gem. A superb, commanding detached villa formed over three levels in an extremely private and quiet cul de sac just off Hyndland Road, within close proximity to all this popular locale has to offer.**

This wonderful family home has undergone an extensive refurbishment back in 2016 which involved re-wiring, re-roofing, all pointing and stone work treated, brand new timber framed sash and casement double glazing, landscaping of the fantastic walled rear garden grounds, full damp works carried out by Richardson & Starling, plus, new kitchen, bathrooms, replastering and redecoration. This extensive renovation was, however, undertaken with extreme sensitivity, retaining as many original features as possible, including decorative corning, architraves, banister, stained glass windows, wooden flooring and window panelling, butler's store and the gorgeous original tiled flooring in the vestibule. All and all, a monumental over-haul of this superb family home returning it to its former glory.

The property is situated at the end of this beautiful tree lined street, and is set back from the residents' road and as previously mentioned, there is a large, minimum three car driveway. Large storm doors provide access to a beautiful, welcoming reception hall which provides access to a fabulous, main bay windowed sitting room with feature wood burner and fire surround, a spacious dining kitchen with Fired Earth kitchen, AGA and another wood burner, and to the rear at ground level a large WC/cloakroom and very useful utility with original butlers store. On the upper level, via a sweeping staircase past a stunning original stained-glass window with feature exposed stonework, there are four spacious double bedrooms with the principal bedroom benefitting from an en-suite shower room. There is also a family bathroom on this level. At garden level, the property offers very flexible accommodation and is currently set up with a downstairs garden room with direct access onto the patio section of the rear garden, a shower room and a fifth bedroom. There is also ample storage on this level.

The garage is a fantastic size - you could park a car inside it if you so wished - but it also makes for excellent storage. There is cellar storage under the house and the walled garden is arguably the best in the West End. It offers a fantastic stoned patio section with inset lighting and wall lights, created in 2016, which provides an amazing entertaining space. The lawned area is ideal for children, and there are established flower beds with a selection of column fruit trees.

In addition, the property benefits from gas central heating and double glazing.









**Local Area**

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, 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.

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.

**WE4447 | Sat Nav: 5 Turnberry Avenue, Hyndland, Glasgow, G11 5AQ**

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



WE'RE **SOLD** ON YOUR FUTURE

Corum West End  
82 Hyndland Road, Glasgow G12 9UT

**Tel:** 0141 357 1888

**Fax:** 0141 357 1188

**Email:** [westendnq@corumproperty.co.uk](mailto:westendnq@corumproperty.co.uk)

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

  
c o r u m