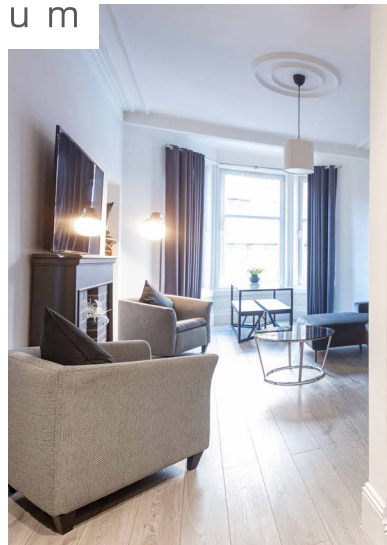






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2/1 10 4 CLARENCE DRIVE , HYNDLAND

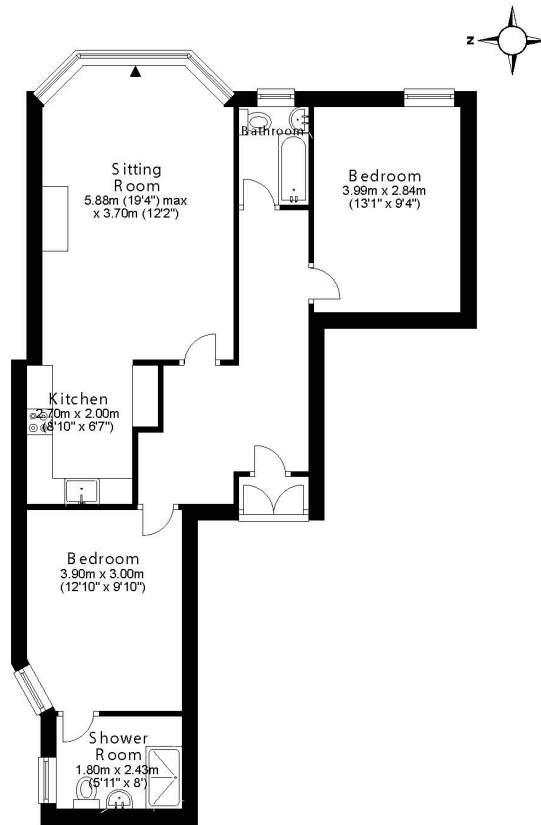
2 | BEDROOMS 2 | BATHROOMS 1 | PUBLIC ROOM

A stunning, second floor two bedroom tenement flat in the heart of Hyndland.

Situated in the heart of Hyndland is this fully refurbished, beautifully presented two bedroom tenement flat. Entered on Clarence Drive, but situated with aspects on Dudley Drive, the property has been superbly renovated and is in true 'walk in condition'.

The building is initially entered via a secure entry system leading to a recently redecorated communal hall with access to the rear common gardens. The internal accommodation, at flat 2/1, has a welcoming reception hall and a beautiful bay windowed lounge with a very stylish, open plan kitchen with a range of quality integrated appliances. There are two well-proportioned bedrooms, with the principal benefitting from a beautiful en-suite shower room, and finally, there is a similarly stunning main bathroom. Both bathrooms benefit from under floor heating, Bluetooth smart mirrors and quality tiling and sanitary-wear.

In addition, the property benefits from gas central heating with combi boiler, double glazing and residents' on street, permit parking can be obtained via Glasgow City Council.

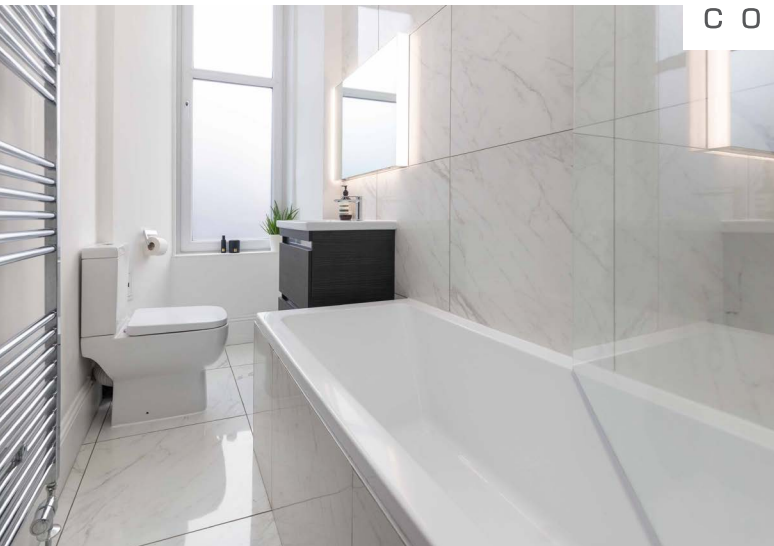


WE4496 | Sat Nav: 2/1 104 Clarence Drive, Hyndland, Glasgow, G12 9RW

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



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LOCAL AREA & 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.

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.

For The Full Home Report Visit:

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