

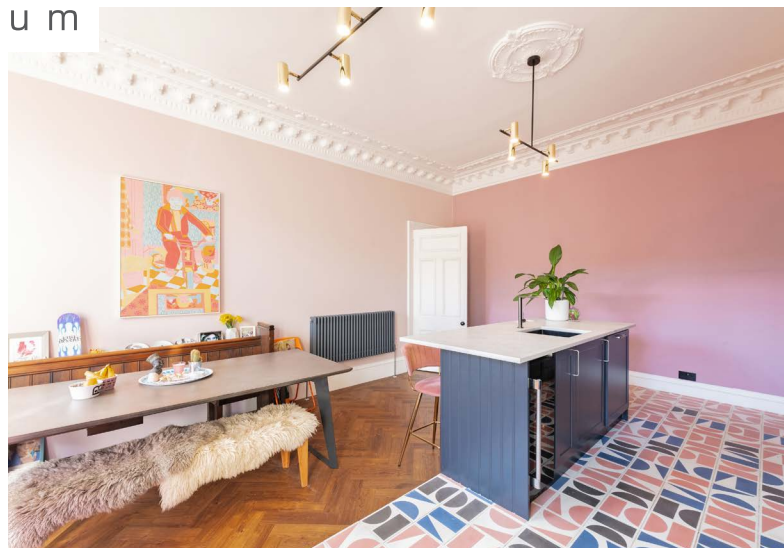


3 / 1 2 QUEENSBOROUGH GARDENS

HYNDLAND



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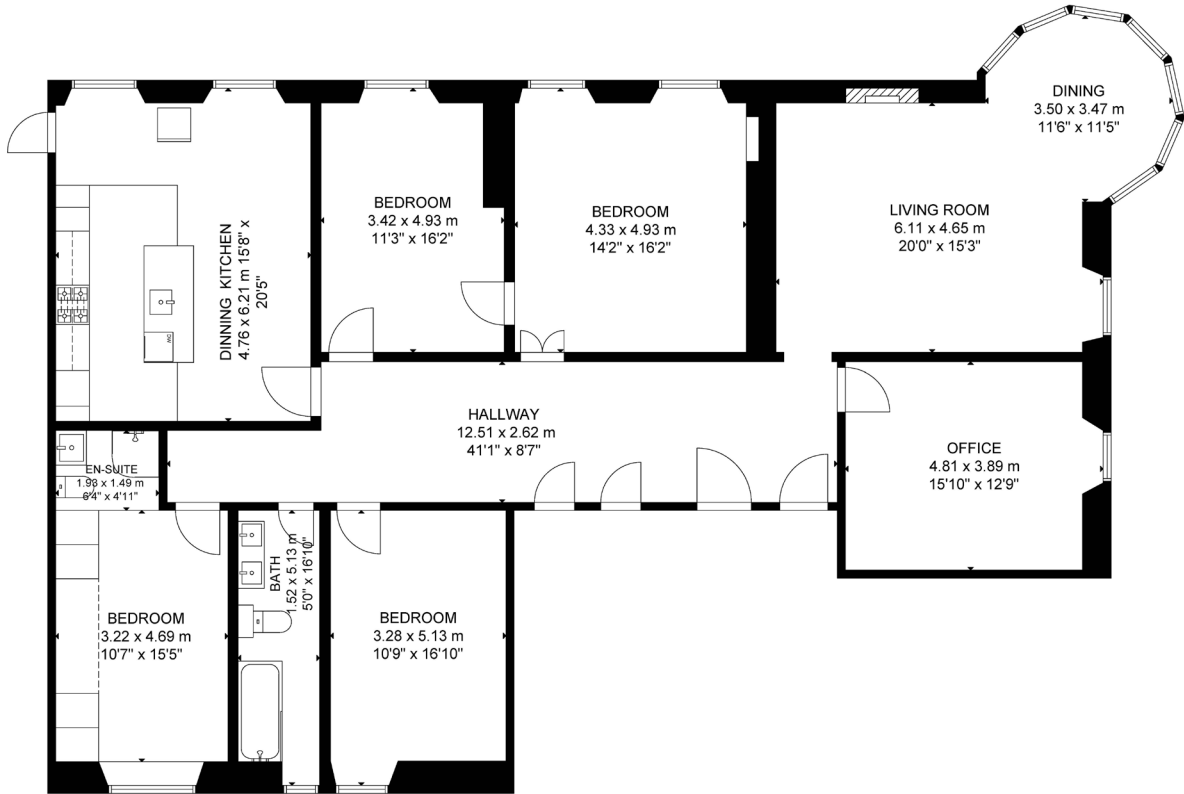
5 | BEDROOMS 2 | BATHROOMS 1 | PUBLIC ROOM

An incredibly stylish, top floor, six apartment tenement flat in one of Hyndland's most desirable addresses.

Amounting to circa 2185 sq ft/203 sq m, this superb beautifully appointed top floor flat sits within a commanding West End tenement in the heart of Hyndland, with enviable views down Hyndland Road and Queensborough Gardens.

The flexible accommodation, that has been enhanced to suit modern day living, is perfect for a host of different buyers and various stages in their life. The current owners having lovingly updated the property with stunning Karndean flooring throughout, a new kitchen and the addition of an en-suite shower room. The internal accommodation comprises; superb large welcoming reception hall with storage off, fantastic oriel bay windowed lounge with feature wood burner, contemporary dining kitchen with breakfast bar and ample space for a large dining table, all to the front of the property along with two well-proportioned double bedrooms and a study/office/bed five on the side elevation on Queensborough Gardens. To the rear of the flat, there are two further bedrooms with one benefitting from a wonderful en-suite shower room and fitted wardrobes. Finally, there is a large family bathroom.

The property also benefits from gas central heating and dropped ceilings with mood LED lighting in the lounge and hall which enhances the original cornice work in this superb flat. Residents on street permit parking is also available via request to Glasgow City Council.



FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 201 m²/2,161 sq ft
 FLOOR 1: 201 m²/2,161 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

WE4504 | Sat Nav: 3/1 2 Queensborough Gardens, Hyndland, Glasgow, G12 9PW

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 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.

For The Full Home Report Visit:

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