



FLAT 3 26 KINGSBOROUGH GARDENS

HYNDLAND

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4 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

Flat 3 26 Kingsborough Gardens is a magnificent, five apartment second and top floor conversion, within this imposing B-Listed mid terrace townhouse in the popular Hyndland district, enjoying southerly views over mature trees and residents' gardens.

The generous and flexible accommodation retains a wealth of period features and extends to over 2000 sq.ft. The apartment is initially entered from a communal hall on the first floor, with the original staircase leading to the second floor landing, which benefits from natural day light from the cupola

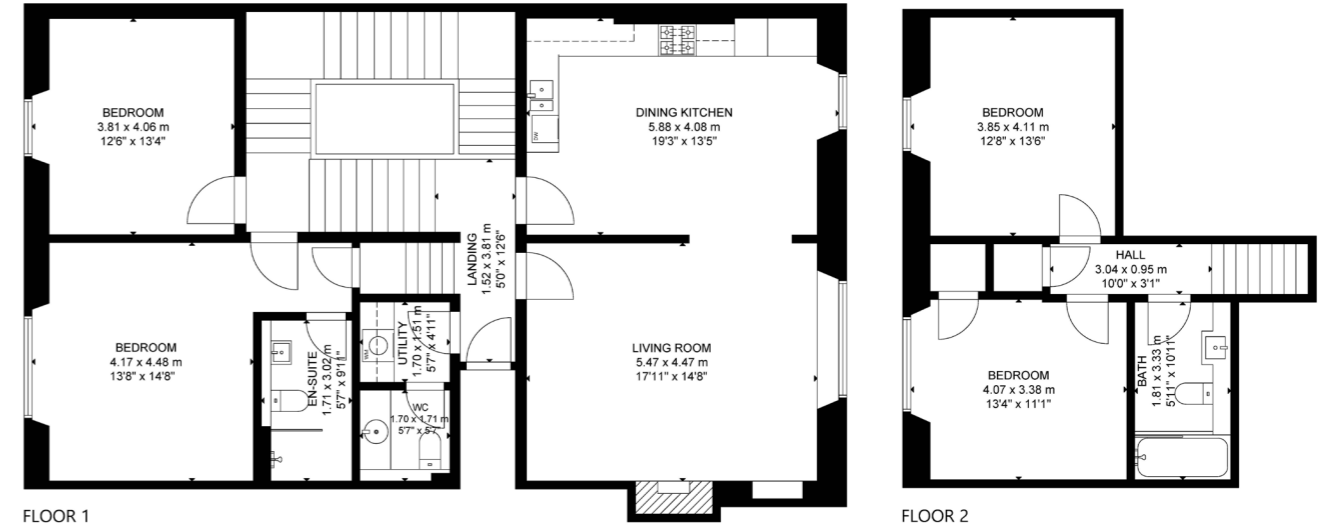
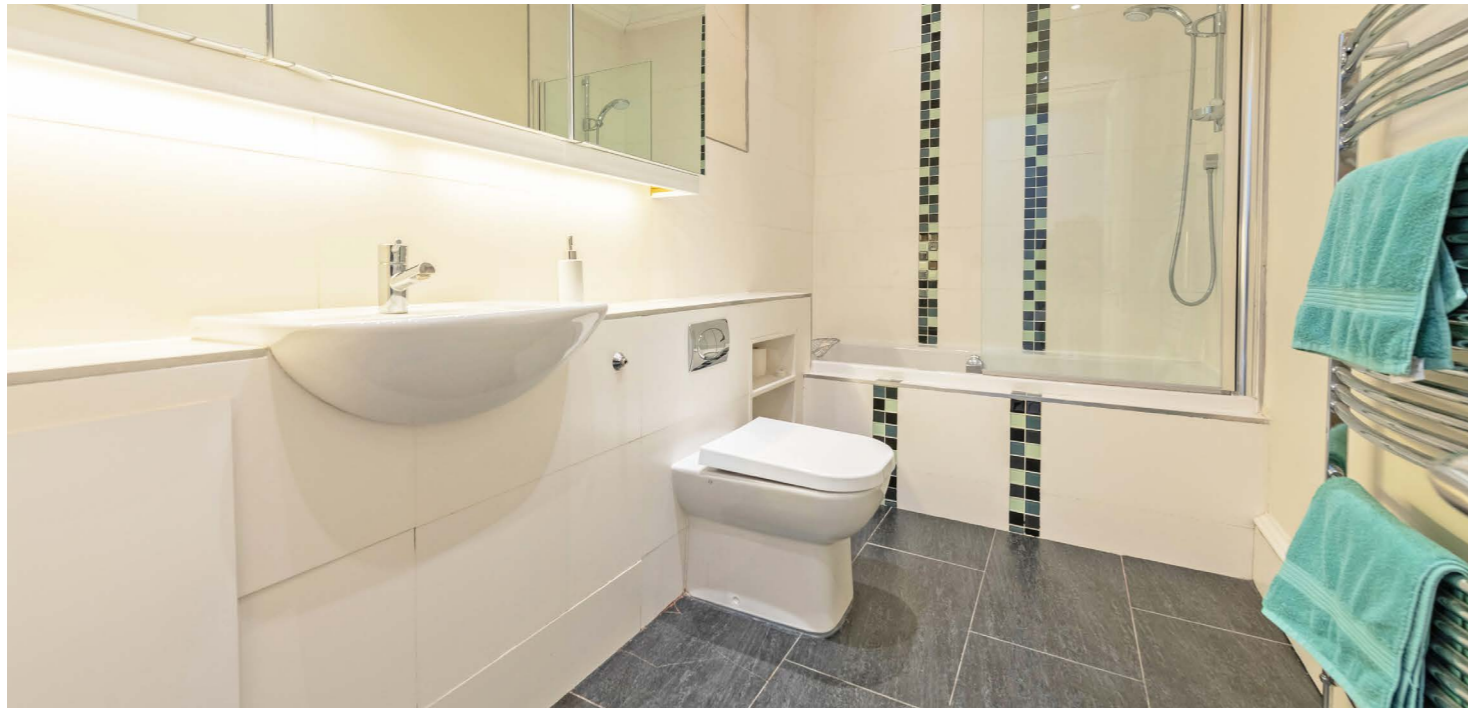
The internal accommodation comprises; formal lounge with fireplace, sitting room/bedroom four and three double bedrooms, with the principal benefitting from an en suite shower room. There is also a large dining kitchen, a modern bathroom with three piece suite, utility room, cloakroom and WC.

In addition, the property benefits from secure door entry, gas central heating, matured residents' gardens with an annual key subscription and residents on street permit parking can be requested via Glasgow City Council.









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.

WE4502 | Sat Nav: Flat 3 26 Kingsborough Gardens, Hyndland, Glasgow, G12 9NJ

For the full home report visit www.corumproperty.co.uk

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



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