





corum



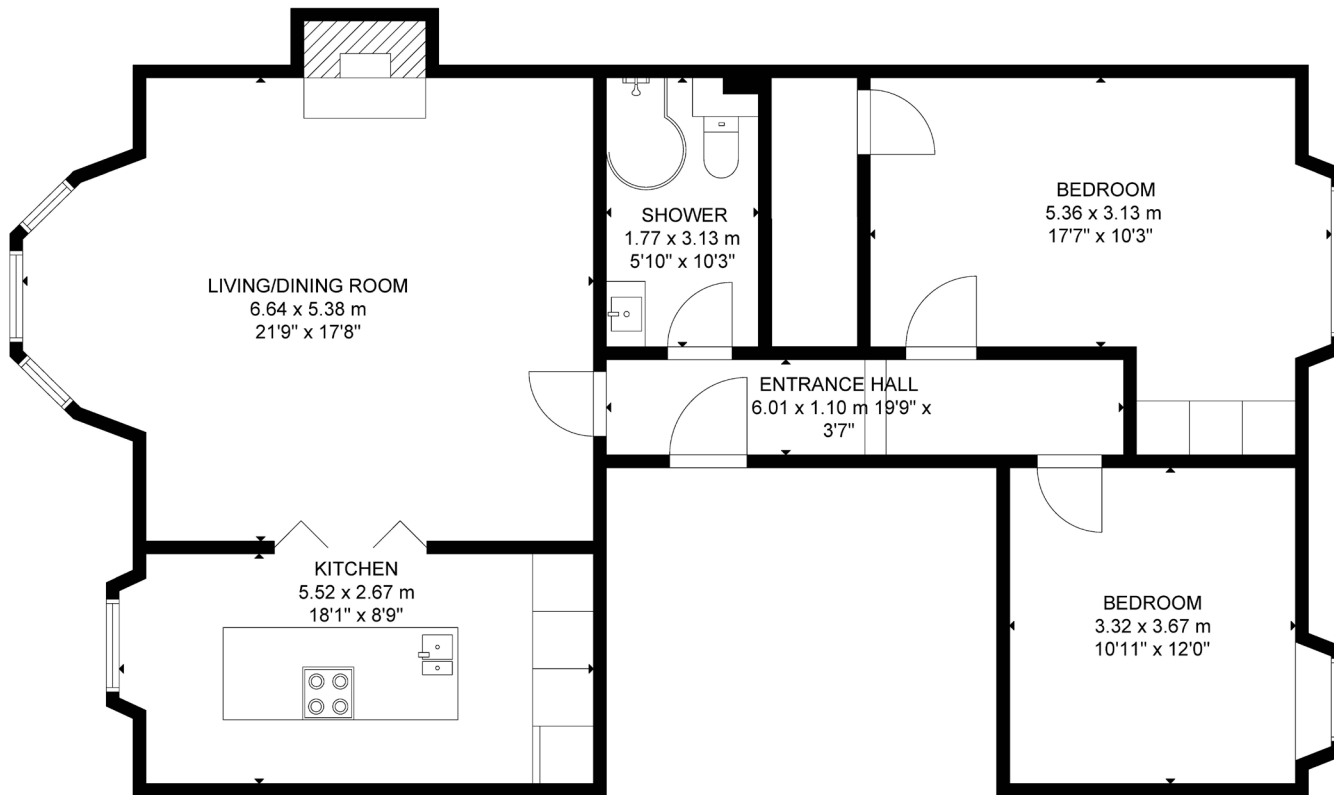
FLAT 3 4 9 HYNDLAND ROAD, HYNDLAND

2 | BEDROOMS 1 | BATHROOM 1 | PUBLIC ROOM

Situated in a handsome, former blonde sandstone townhouse is this fantastic, two bedroom first floor drawing room conversion with enviable views towards the Western Tennis Club and beyond.

The beautiful building is entered via a secure entry system into a stunning residents' reception hall, with sweeping staircase to all levels and situated on the preferred first floor, is the wonderful apartment. The accommodation, very much conducive to modern day living with bedrooms to the rear and living space to the front, comprises of: welcoming reception hall, stunning bay windowed lounge, stylish kitchen off with large centre stone worktop island and two well-proportioned bedrooms, with the principal benefitting from built in wardrobes and a large walk in cupboard, and the spare bedroom benefitting from a utility space. Finally, there is a large fully tiled shower room.

In addition, the property benefits from gas central heating, beautiful decor, incredible ornate cornice work in the lounge and kitchen and access to residents' gardens to the rear. Also to the rear, the property has exclusive use of a parking space and on street permit parking can be obtained via Glasgow City Council.



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 97 m²/1,048 sq ft
FLOOR 1: 97 m²/1,048 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

WE4514 | Sat Nav: Flat 3 49 Hyndland Road, Hyndland, Glasgow, G12 9UX

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



corum





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:

WWW.CORUMPROPERTY.CO.UK



corum

WE'RE **SOLD** ON YOUR FUTURE

82 Hyndland Road, G12 9UT

Tel: 0141 357 1888 - Email: westendeng@corumproperty.co.uk - Fax: 0141 357 1188