



1/1 11 FALKLAND STREET
HYNDLAND

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

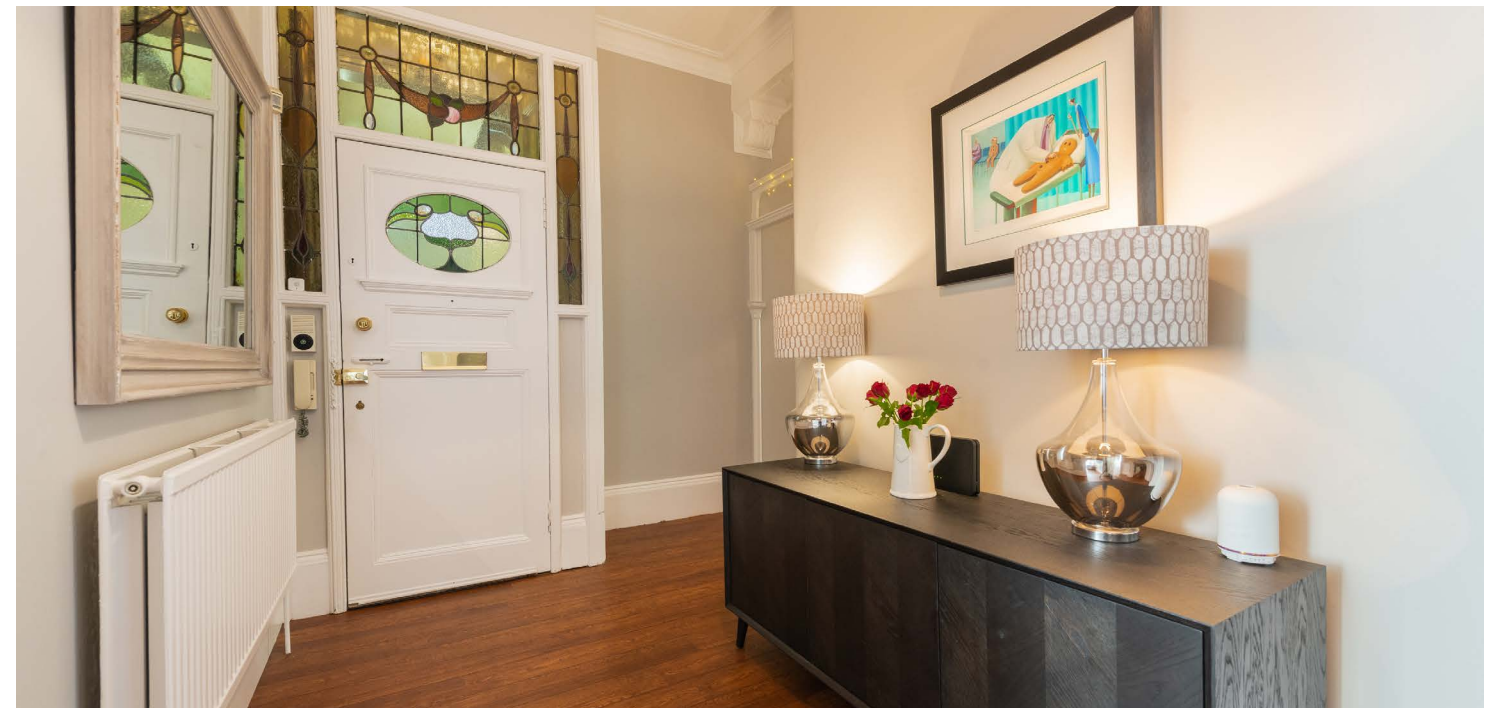
Situated in arguably one of the best streets in Hyndland, this spacious first floor tenement flat is in excellent condition throughout and will appeal to a wide range of buyers due to its close proximity to all that Hyndland has to offer.

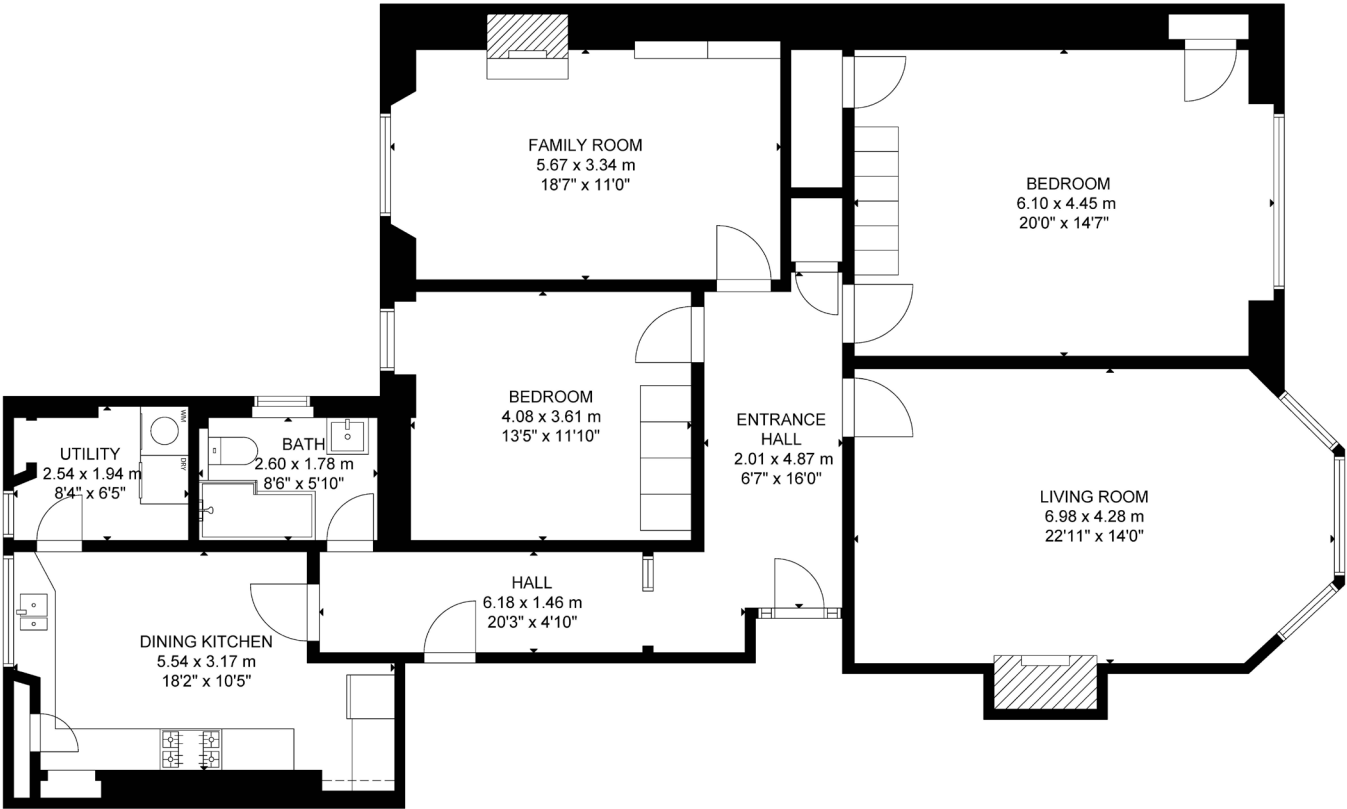
The tenement building is initially accessed via a secure entry system leading to a traditional communal hallway with back door access to the well-maintained residents' garden. The sweeping original staircase leads to the first floor, where storm door entry provides access to the flat with its stunning original door complete with stained glass. The internal accommodation comprises; large welcoming reception hall with storage off, stunning bay windowed lounge with orange cornice and plaster work and three well-proportioned double bedrooms, in particular the bright and spacious principal bedroom, and bedroom three currently being used as a fabulous home office. To the rear of the property, you have a spacious dining kitchen with useful utility room off and a very stylish family bathroom with three-piece suite.

In addition, the property benefits from a beautiful mix of hardwood flooring and carpeting throughout, has gas central heating and a wealth of period features, especially the wonderful stained glass. Residents permit parking can be obtained via request to Glasgow City Council for on street parking.









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.

WE4560 | Sat Nav: 11 Falkland Street, Hyndland, Glasgow, G12 9PY

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



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