



# FLAT 1 22 WESTBOURNE GARDENS

HYNDLAND

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







4 | BEDROOMS

4 | BATHROOMS

2 | PUBLIC ROOMS

Situated in a handsome, B listed blonde sandstone former full townhouse built circa 1879, is this fantastic ground and garden conversion over three levels that has the added benefit of direct access to its very own south facing garden and off-street parking.

Initial entry to this beautiful building is via a secure entry system leading to a residents communal hall and in turn, this leads into a welcoming reception hall with stunning bay windowed lounge and impressive principal bedroom with large walk-in wardrobe and stylish en-suite shower room off. There is also a separate WC on this level.

A wide sweeping staircase leads to the middle level that offers flexible accommodation that could be three further bedrooms, but the current owners have it set up perfectly for children with two double bedrooms and a fantastic play room/family games room. There is also a beautiful family bathroom.

At the top of the stairs leading to garden level, is a mezzanine with a fantastic cinema room/snug space, and at garden level, is a spacious dining kitchen with direct access onto the stunning rear garden. There is a very useful home office, ample storage, WC, utility and to the front of the property is an amazing store circa 5m x 5m.

Along with the private garden, you have direct access to Westbourne's stunning residents' gardens, plus Kensington Gate Lane residents' gardens off the lane to the rear. There is gas central heating and a beautiful blend of contemporary and original features. Residents on street permit parking is also available via request to Glasgow City Council.

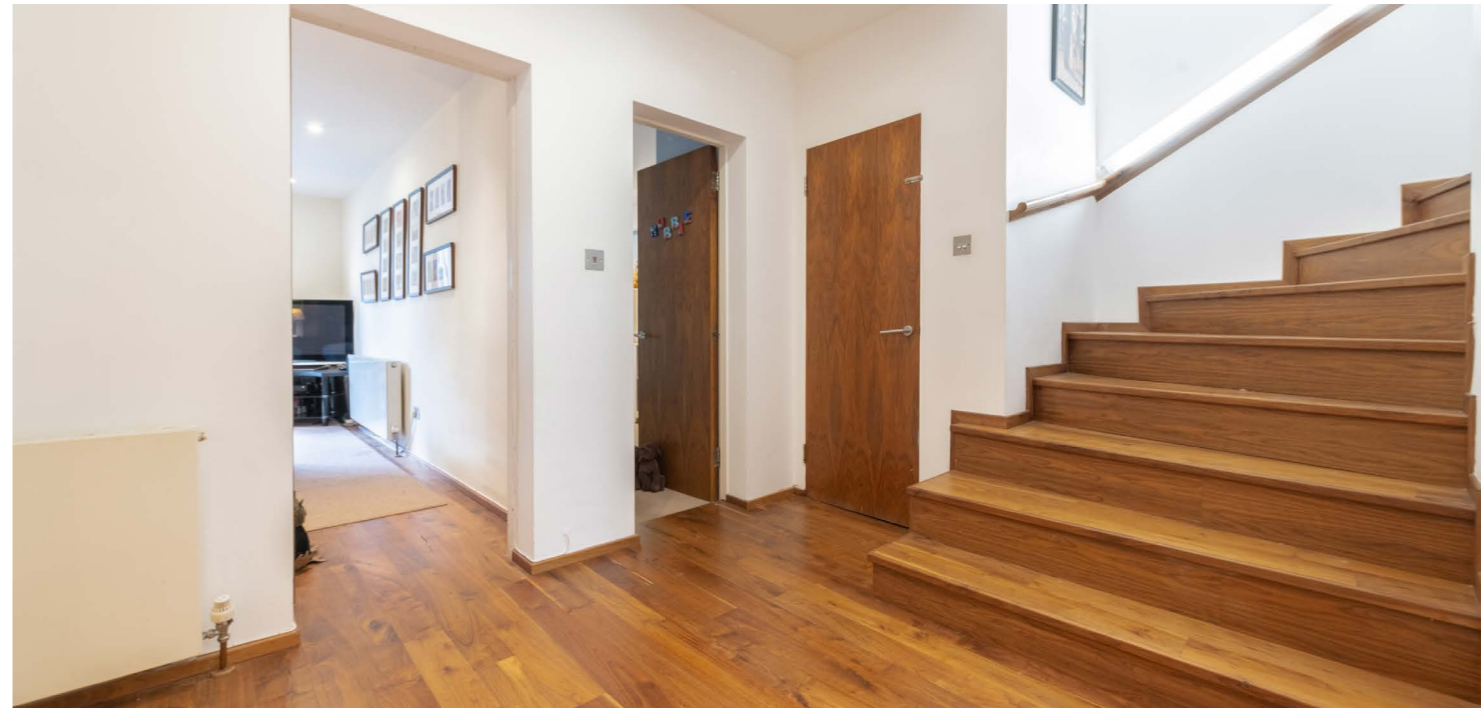




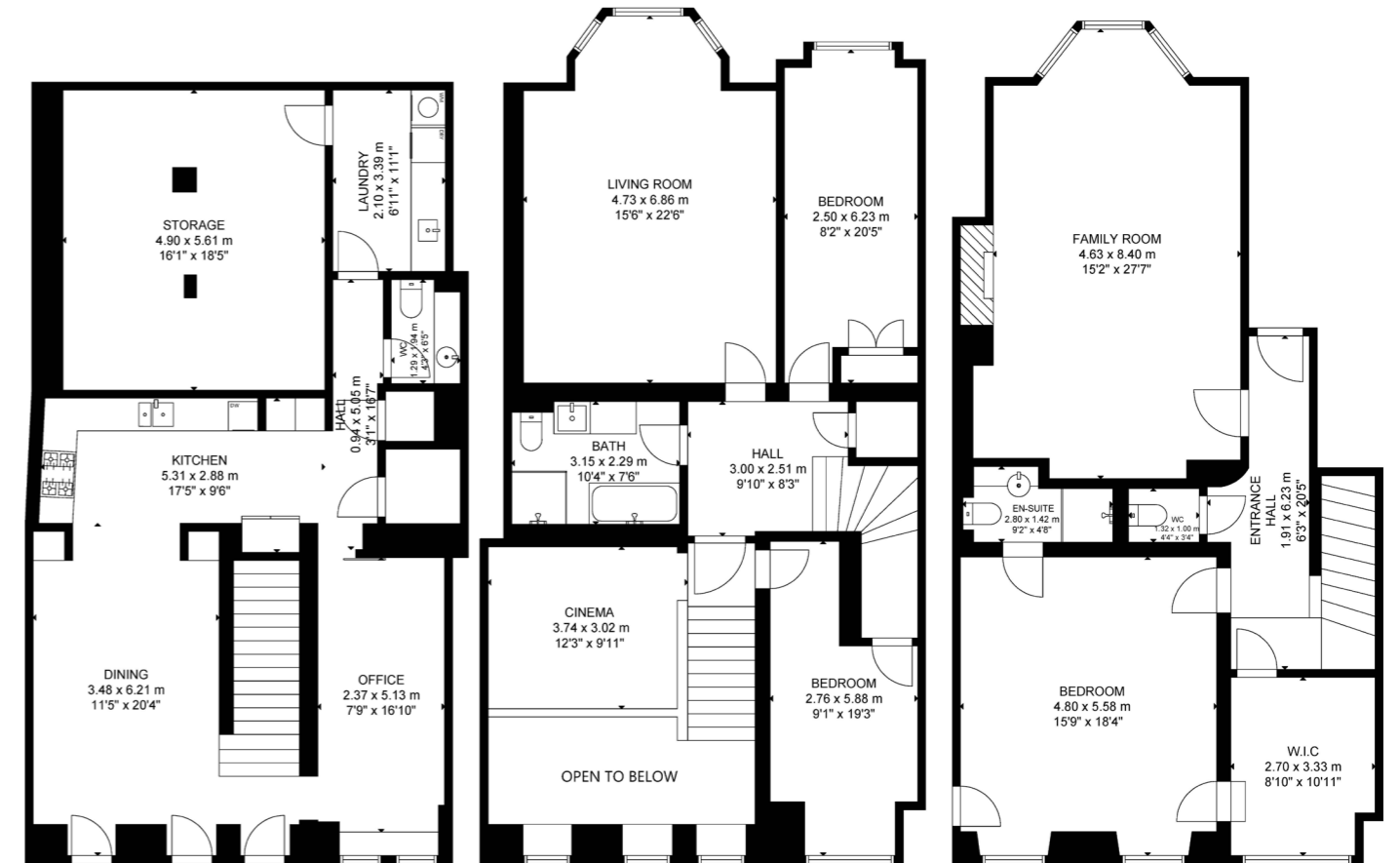












Hyndland is highly regarded as the social hub of the West End. The area has been truly transformed in the last ten years with a number of excellent bars and restaurants including, Epicures by Cail Bruich, Cottiers and Caffe Parma. There is also a variety of independent shops and boutiques, including 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.

WE4572 | Sat Nav: 22 Westbourne Gardens, Hyndland, Glasgow, G12 9PE

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





WE'RE **SOLD** ON  
YOUR FUTURE



Corum West End  
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: [westendenq@corumproperty.co.uk](mailto:westendenq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)