



# FLAT 3 1 LANCASTER TERRACE

HYNDLAND

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

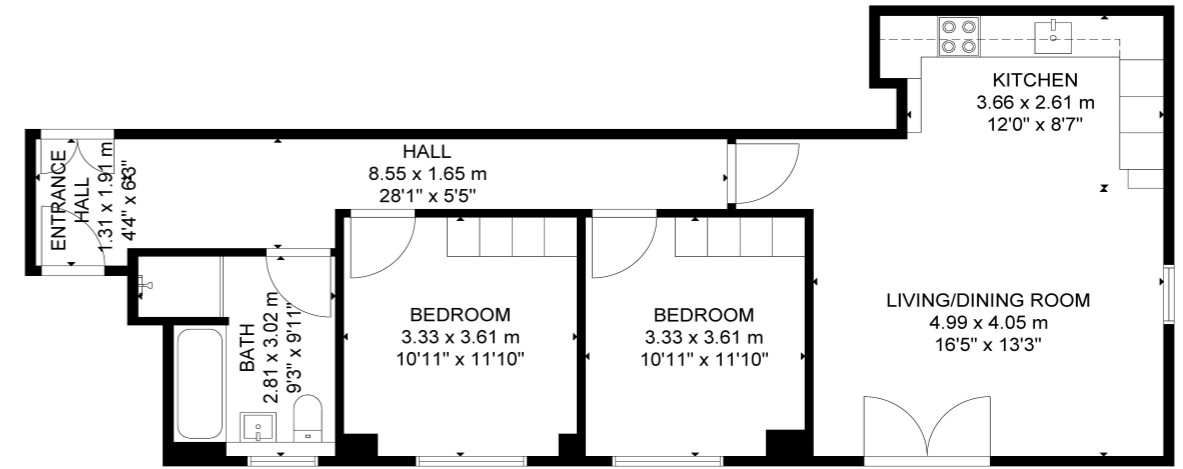
The development at Number 1 Lancaster Terrace is B-Listed and originally built circa 1875. Now fully renovated and completed in 2019, it is finished to the highest of specifications and apartment No. 3 comes with luxury touches throughout.

The building is initially entered via a secure entry system leading to a breath-taking residents hall with wonderful original cornicework and detailing. The internal accommodation comprises; a welcoming reception hall with built in storage, an open plan lounge and kitchen with patio doors leading to a private garden, two well-proportioned double bedrooms with fitted wardrobes and a very stylish family bathroom with separate shower.

Installed by J.S. Geddes, the kitchen is by Poggenpohl Goldreif and comes complete with the latest integrated Siemens appliances and Quooker tap. The living area's oak hardwood floors complement the high quality carpeting throughout the rest of the property. The bathroom, complete with under floor heating, is fitted with Duravit sanitaryware, Hansgrohe brassware and Porcelanosa tiling. The interior and colour palette are by award winning designers Farrow & Ball, Anna Power and Louise Bramhill, with exterior landscaping by Pairi Dae Za Designs.

The property benefits from gas central heating, triple glazed windows, double glazed patio doors and as previously mentioned, a private patio garden. Residents on street permit parking can be requested via Glasgow City Council.





FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 79 m<sup>2</sup>/850 sq ft  
FLOOR 1: 79 m<sup>2</sup>/850 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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.

**WE4579** | Sat Nav: Flat 3 1 Lancaster Terrace, Hyndland, Glasgow, G12 0UT

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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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