



2/1 2 QUEENSBOROUGH GARDENS

HYNDLAND

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

Amounting to well over 2000sq ft, this superb beautifully appointed second floor flat sits within a commanding West End tenement in the heart of Hyndland, with enviable views down Hyndland Road and Queensborough Gardens.

The flexible internal accommodation currently includes; a fabulous oriel bay windowed lounge with amazing aspects down both sides of Hyndland Road and the leafy Queensborough Gardens, a dining kitchen and a formal dining room, which could be used as a sitting room or an extra bedroom. There are four generously sized bedrooms, one of which is currently used as a very useful home office and there is a large family bathroom.

The property also benefits from gas central heating, incredible original cornicework and some beautiful décor by Chelsea McLaine. Residents on street permit parking is also available via request to Glasgow City Council.









FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 205 m²/2,203 sq ft
 FLOOR 1: 205 m²/2,203 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.

WE4582 | Sat Nav: 2/1 2 Queensborough Gardens, Hyndland, Glasgow, G12 9PW

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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C O R U M

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