



1/1 51 POLWARTH STREET
HYNDLAND

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

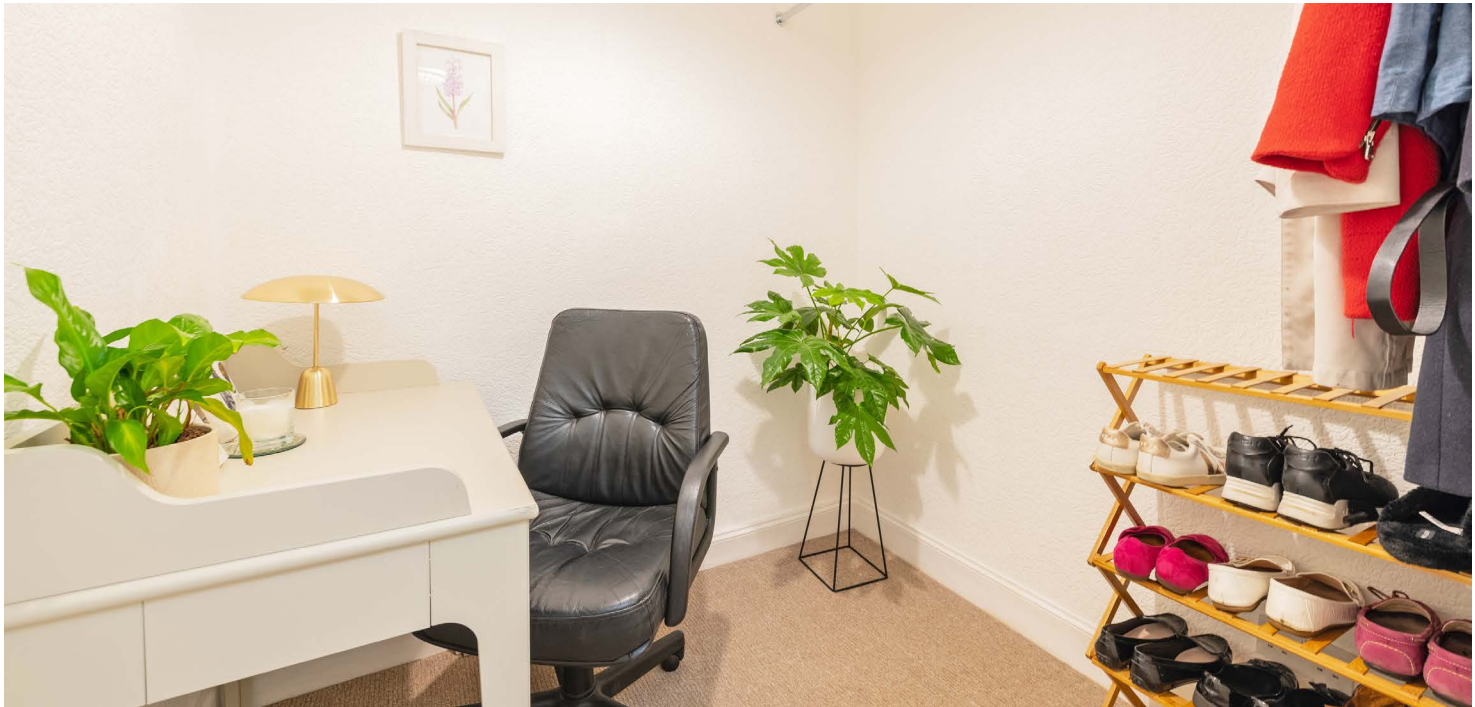
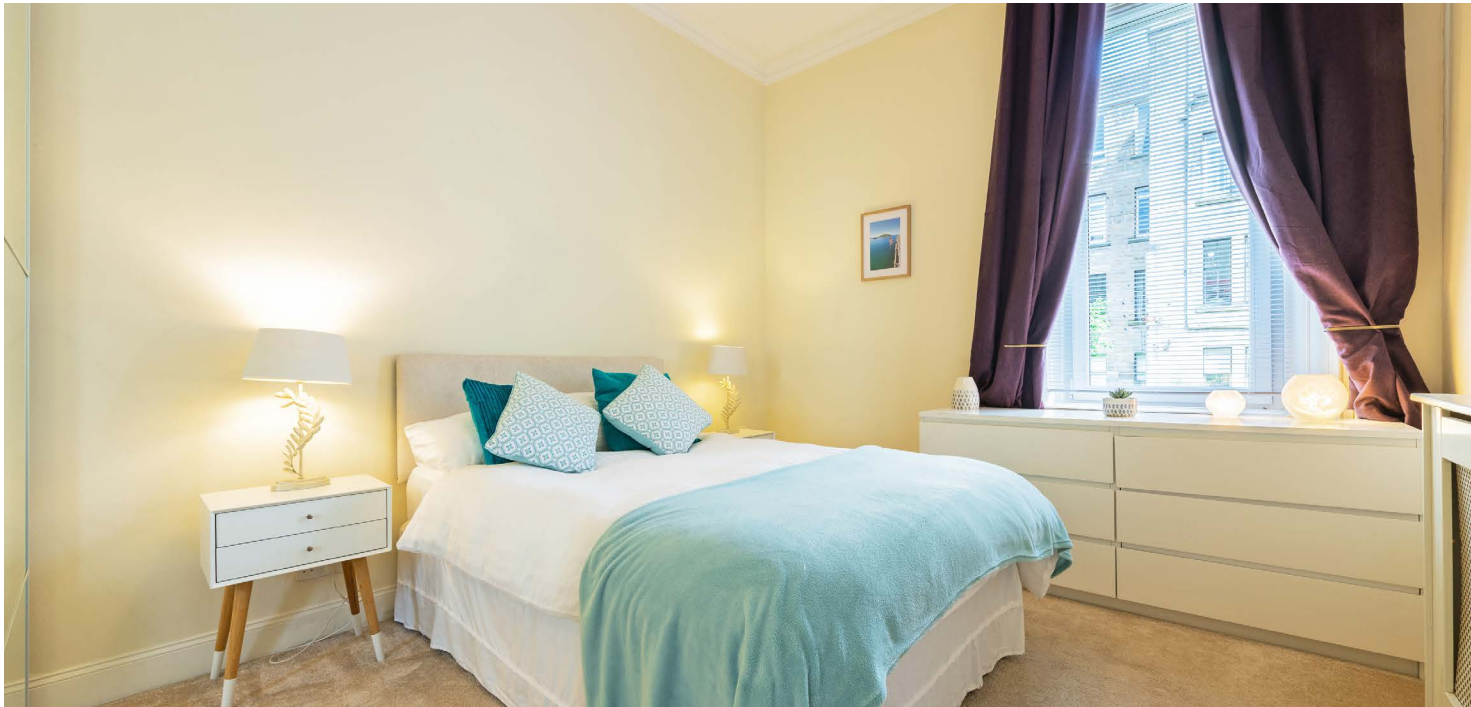
1/1 51 Polwarth Street is a beautifully presented, two bedroom first floor traditional red sandstone tenement flat, situated in the highly sought after Hyndland district.

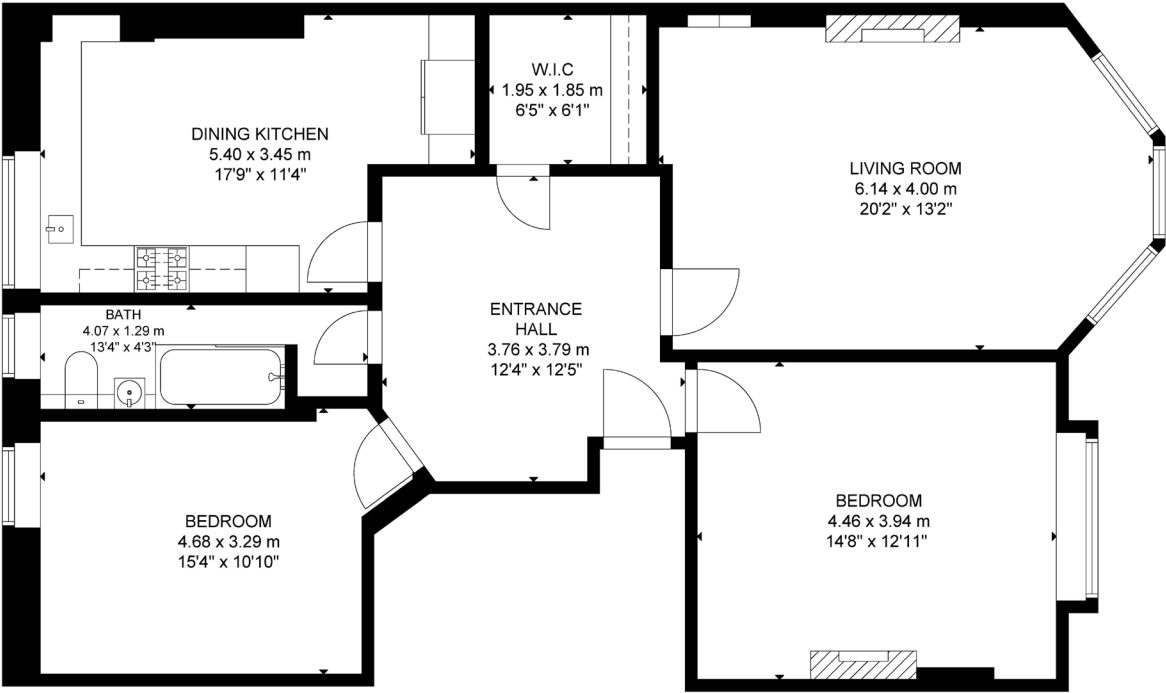
The accommodation is entered via a secure entry system to a well-maintained communal hall area which in turn provides access to the communal rear gardens. Internally, the property comprises of an entrance vestibule, a large and welcoming reception hallway and a stunning lounge with bay window, original features and a beautiful focal fireplace. The modern dining kitchen is fully fitted and there are two spacious double bedrooms with original features and an additional box/store room, perfect for a home office. Finally, there is a family bathroom with over bath shower.

The flat has gas central heating, double glazing to all rear windows, secure entry system and as previously mentioned, communal gardens to the rear. Permit parking is available on request via Glasgow City Council.









FLOOR 1

GROSS INTERNAL AREA
TOTAL: 98 m²/1,052 sq ft
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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.

WE4575 | Sat Nav: 1/1 51 Polwarth Street, Hyndland, Glasgow, G12 9TH

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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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