



# FLAT 3 42 WESTBOURNE GARDENS

HYNDLAND

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1 | BEDROOM

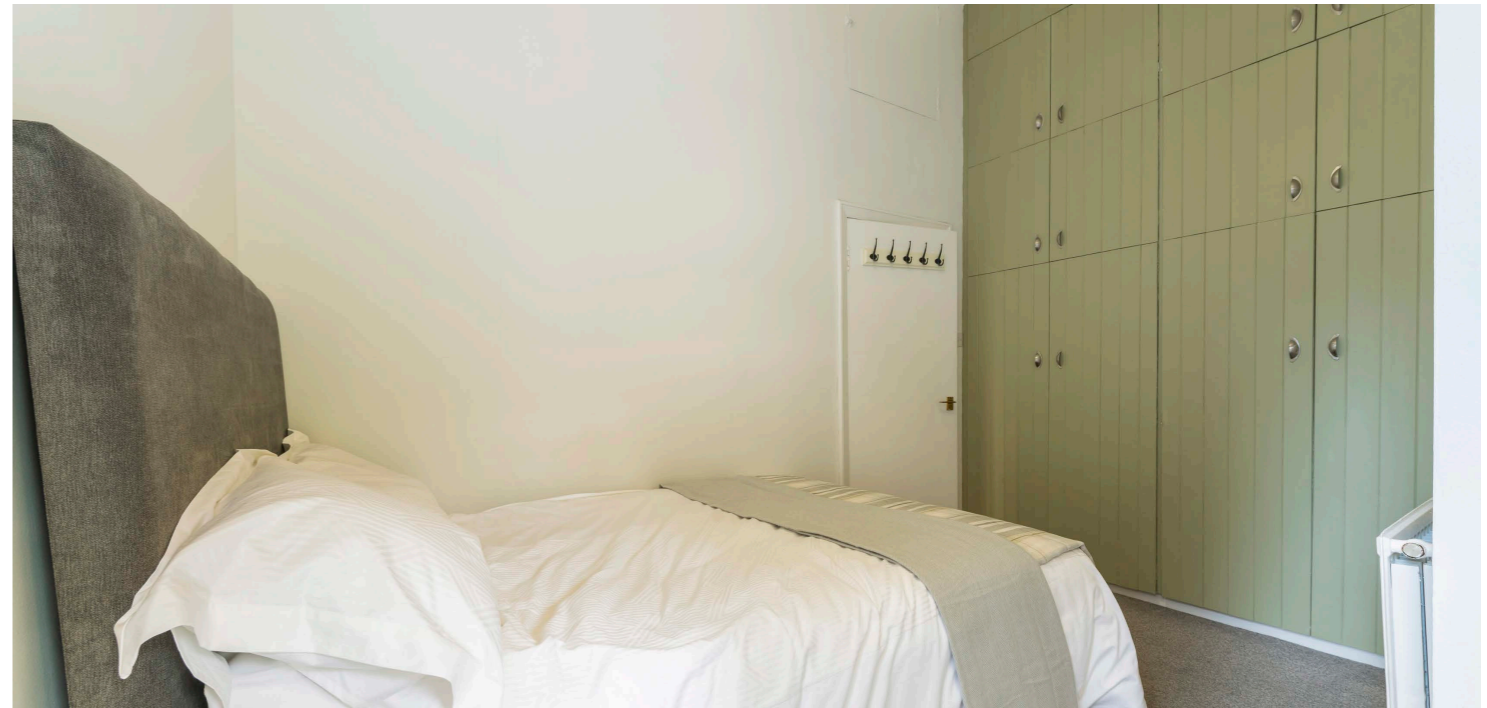
1 | BATHROOM

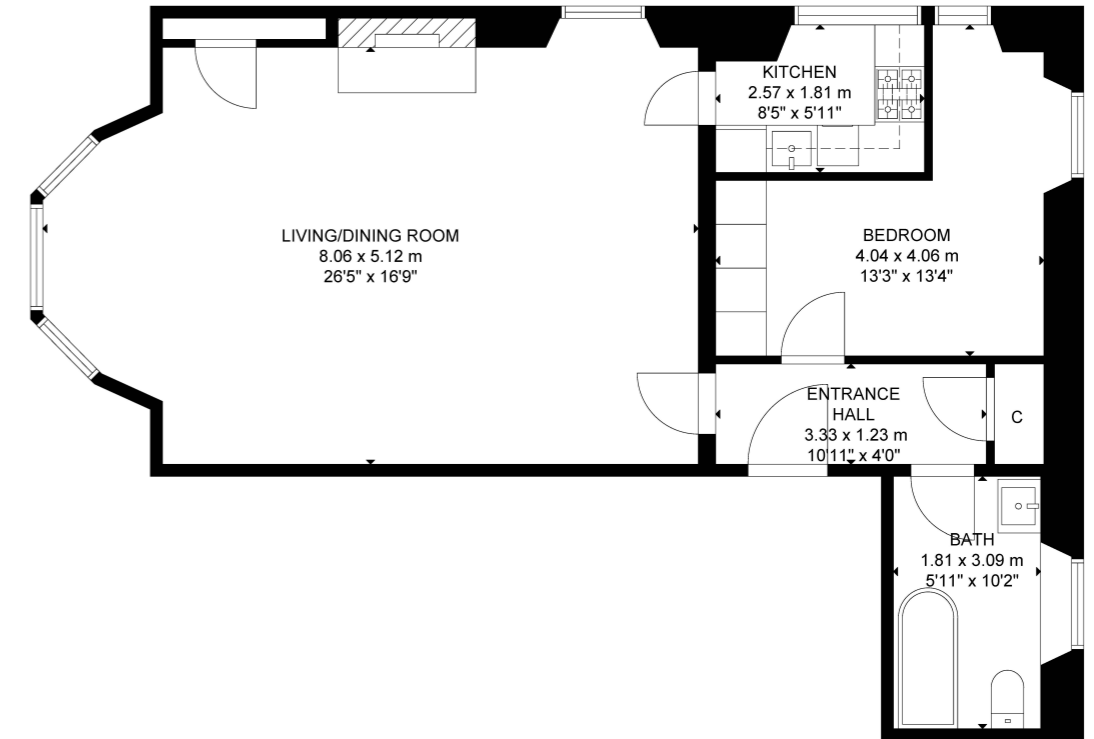
1 | PUBLIC ROOM

**Flat 3 42 Westbourne Gardens is an outstanding one-bedroom elevated ground floor conversion, located in the highly sought after Hyndland district.**

Entrance to the building is via an immaculate communal residents' hallway with secure entry system. The internal accommodation comprises; welcoming reception hallway with storage cupboard, stunning bay window lounge with feature fireplace and lovely open aspects, and there is a bright, modern kitchen off the lounge with a range of base and wall mounted units. A generous principal bedroom with fitted wardrobes and a superb, recently installed modern bathroom with shower over bath, completes the accommodation on offer.

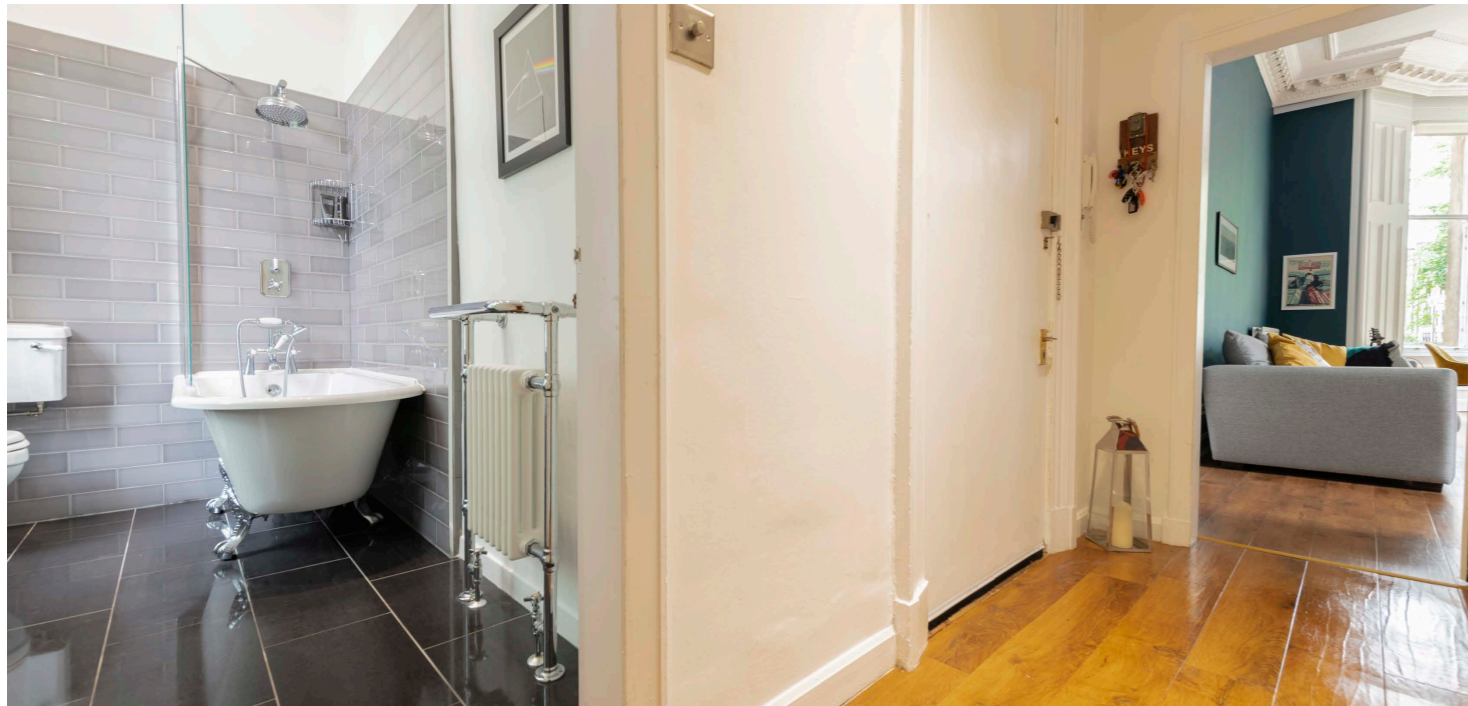
The property retains a wealth of period features including decorative cornicework, and benefits from gas central heating and access to the immaculate Westbourne Gardens residents' gardens. Permits also available to request via Glasgow City Council for on street parking.





FLOOR 1

GROSS INTERNAL AREA  
 TOTAL: 69 m<sup>2</sup>/738 sq ft  
 FLOOR 1: 69 m<sup>2</sup>/738 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.

**WE4600** | Sat Nav: 42 Westbourne Gardens, Hyndland, Glasgow, G12 9XQ

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.



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