



FIRST FLOOR 50 WESTBOURNE GARDENS

HYNDLAND

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Situated in a handsome, blonde sandstone, B-Listed Astylar Thomson-esque terrace and built circa 1875, the first-floor conversion has been completely renovated by the current owners to an impeccable standard. Situated in one of Glasgow's best addresses, Westbourne Gardens in the heart of Hyndland, the property has access to beautiful residents' gardens, and there is an active residents committee and a number of social events organised through the year.

The building is entered via a secure entry into a welcoming communal hall, shared only with the lower duplex apartment. The hall has a beautiful tiled floor, and the apartment itself has a stunning welcoming reception hall flooded with natural light, with all the principal apartments off that including a sitting room and a large stylish dining kitchen by Neptune with centre island, Silestone worktops and a range of integrated appliances. There are three well-proportioned bedrooms, a beautiful family bathroom, principal en-suite, both with Fired Earth tiling and Lefroy Brooks sanitaryware, and a very useful, large utility room.

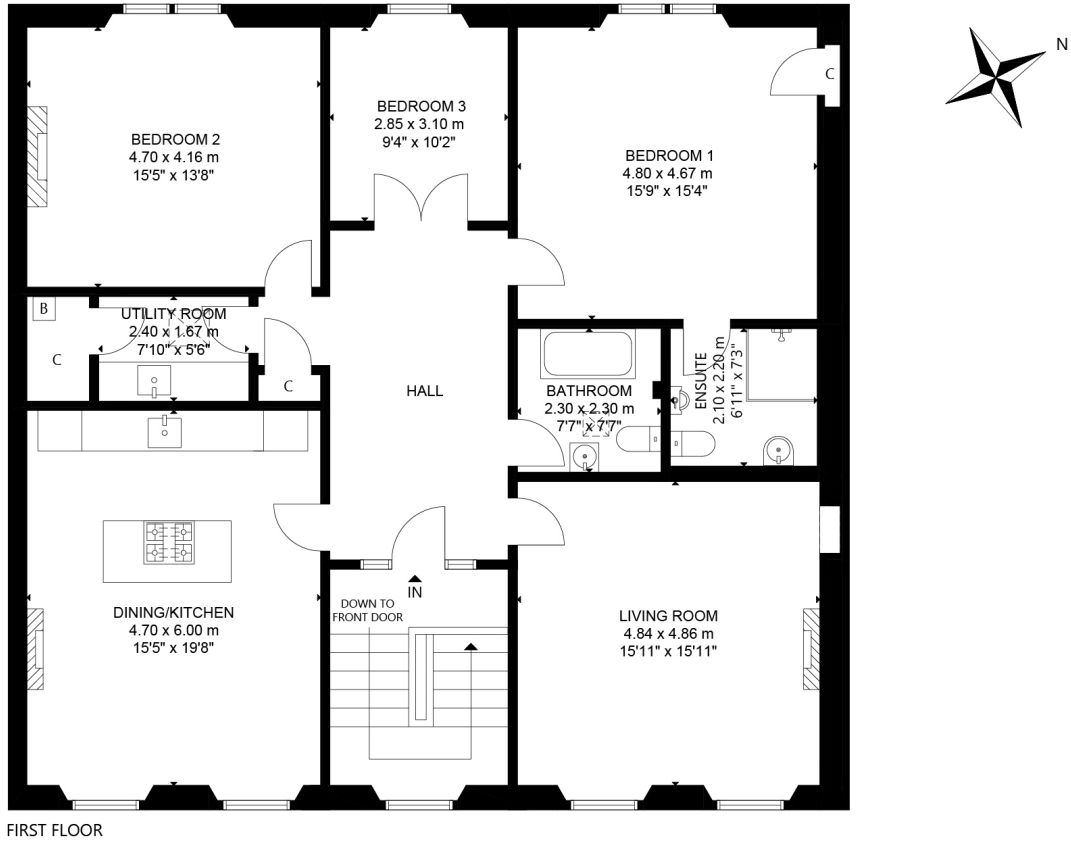
The property has been completely re-modelled, re-decorated and beautifully finished by our clients to offer a wonderful, flexible home. They have managed to retain some incredible original features including decorative cornicework, stained glass and beautiful, marble period fire surrounds - whilst adding gorgeous wooden flooring and contemporary wall papering. The property has also been future proofed with CAT 5 cabling throughout and Control 4 home automation system.

In addition, the apartment benefits from gas central heating with period radiators and wonderful views over the stunning residents' gardens. Residents on street permit parking is 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.

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.

WE4612 | Sat Nav: First Floor 50 Westbourne Gardens, Hyndland, Glasgow, G12 9XE

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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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