



2/1 37 HYNDLAND ROAD

HYNDLAND

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4 | BEDROOMS

3 | BATHROOMS

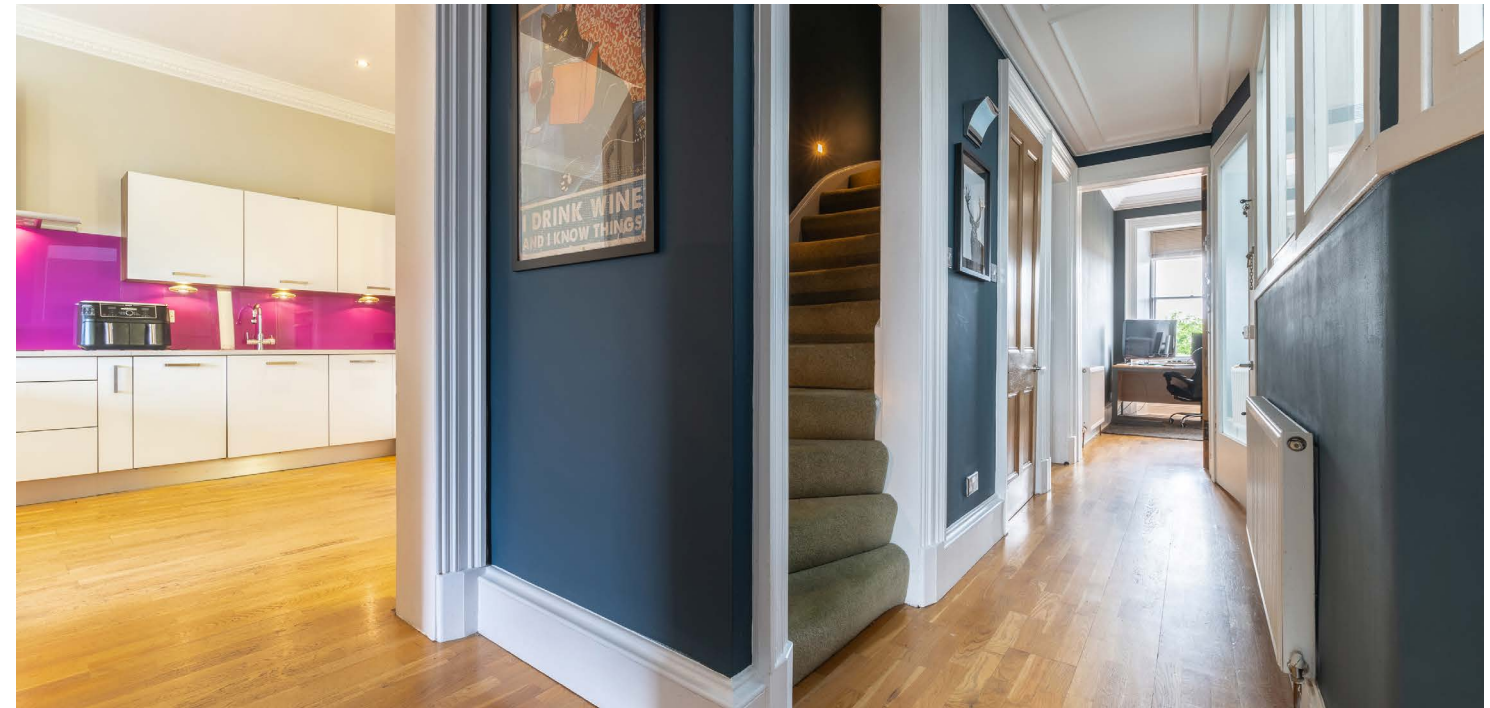
1 | PUBLIC ROOM

Designed by Alexander Thomson, this fantastic four-bedroom upper duplex is A listed and built circa 1871. The property is perfectly located for all Hyndland and the wider West End of Glasgow has to offer and provides flexible accommodation.

This well-proportioned and spacious property offers versatile living accommodation and is initially entered via secure entry system to a tastefully upgraded shared foyer with marble floor coverings, carpeted stairway and resident's hall.

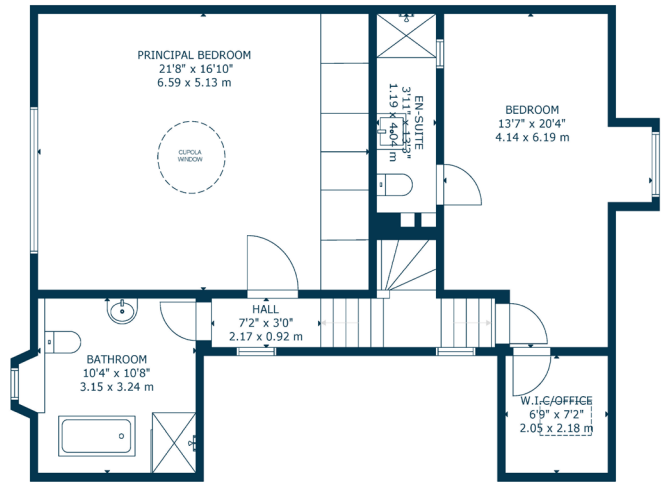
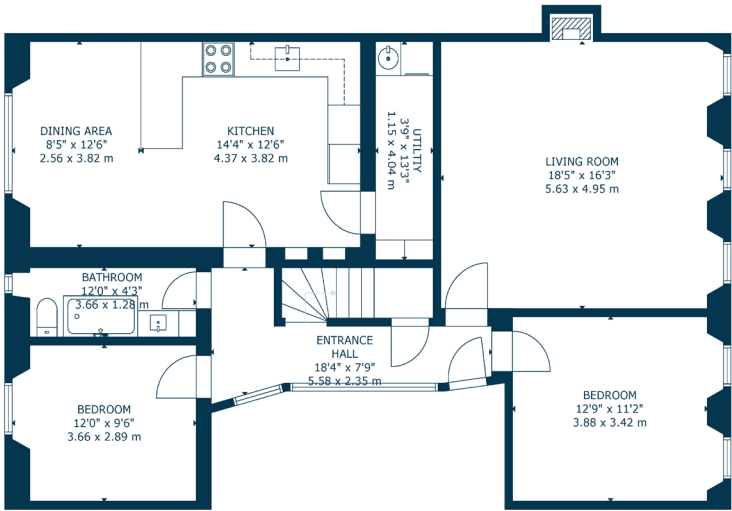
The internal accommodation comprises; welcoming reception hall, formal lounge with amazing views, superb dining kitchen with utility/laundry room and two double sized bedrooms, one front facing and one rear facing. There is also a family bathroom on this level. A staircase leads to a breath-taking principal bedroom with feature cupola, a further double sized bedroom with en suite shower room and optional walk-in wardrobe or home office, and a wonderful large four-piece family bathroom that completes the accommodation on offer.

In addition, the property benefits from gas central heating and 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.

WE4833 | Sat Nav: 2/1 37 Hyndland Road, Hyndland, Glasgow, G12 9UY

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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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