



1/2 6 KINGSBOROUGH GATE
HYNDLAND

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

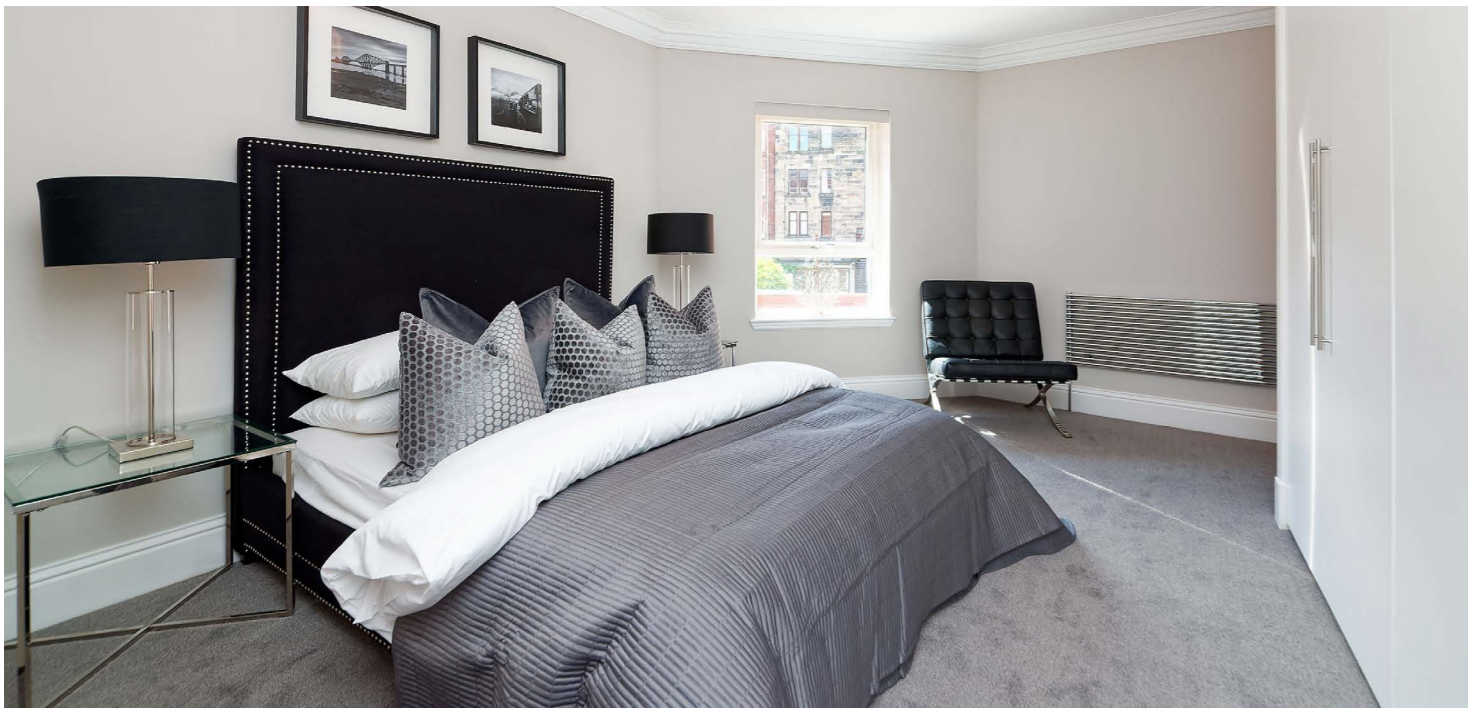
This stunning three bedroom apartment is situated on the first floor of this modern development, where there is lift access, allocated underground parking and well maintained, residents south facing communal gardens.

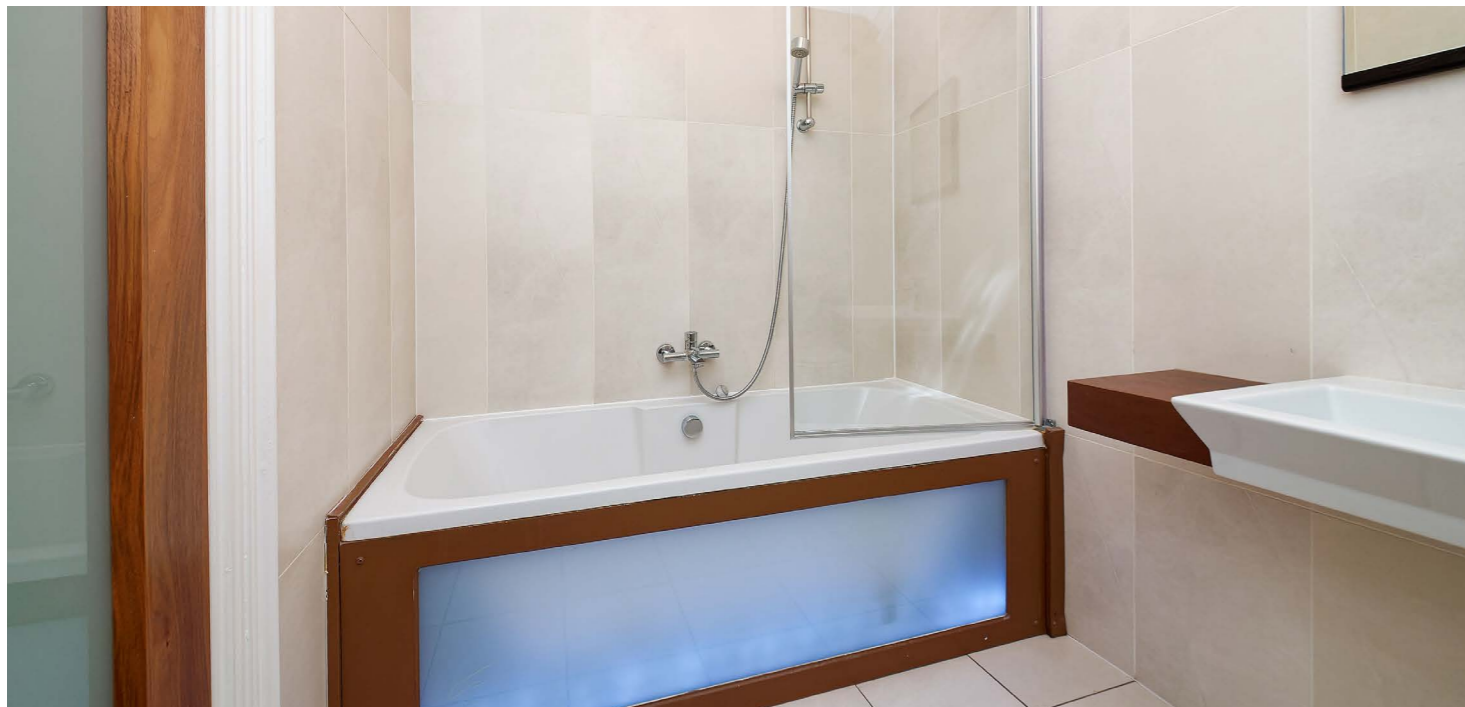
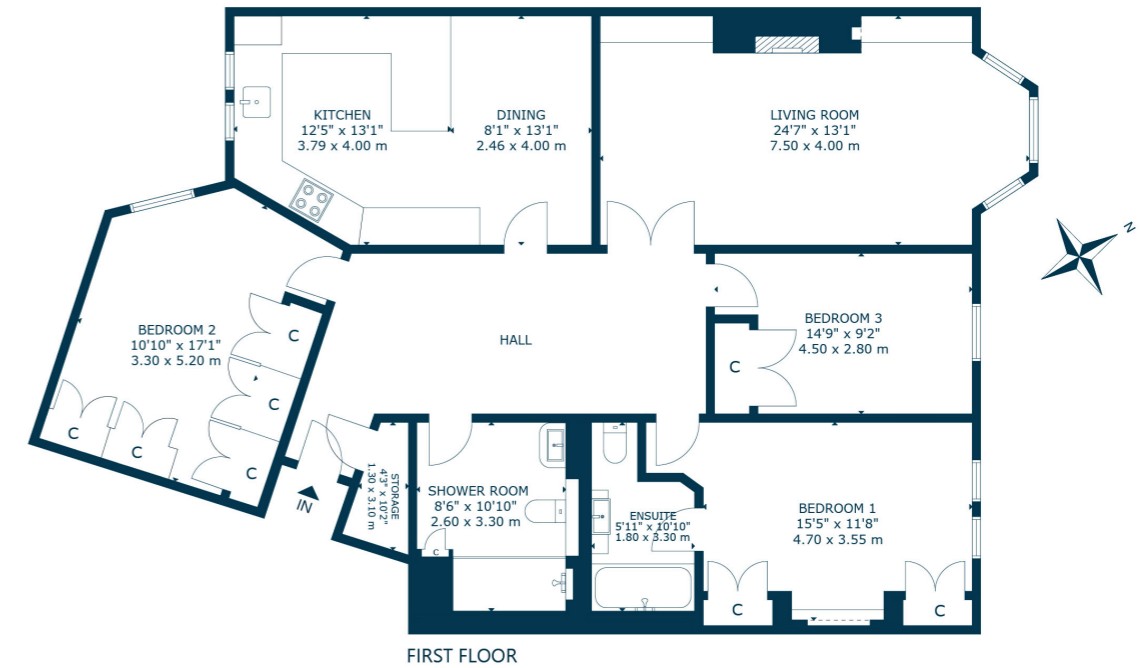
The building is entered via a secure entry system leading to an immaculate communal hall with lift and stair access to all levels. A secondary security door leads to the apartment and the internal accommodation comprises; a fantastic, large welcoming reception hallway with storage off, stunning bay windowed lounge and a stylish, recently upgraded dining kitchen with a range of base and wall mounted units, integrated appliances and stone work tops. There are three very well-proportioned double bedrooms with the principal benefitting from a stylish en-suite bathroom and finally, an equally stylish spacious shower room can be found off the hall.

In addition, the property benefits from gas central heating, double glazing, and as previously mentioned, exclusive use of an allocated underground parking space. Residents permit on street 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.

WE4840 | Sat Nav: 1/2 6 Kingsborough Gate, Hyndland, Glasgow, G12 9JZ

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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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Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendenq@corumproperty.co.uk

www.corumproperty.co.uk