



39 HUGHENDEN GARDENS

HYNDLAND

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4 | BEDROOMS

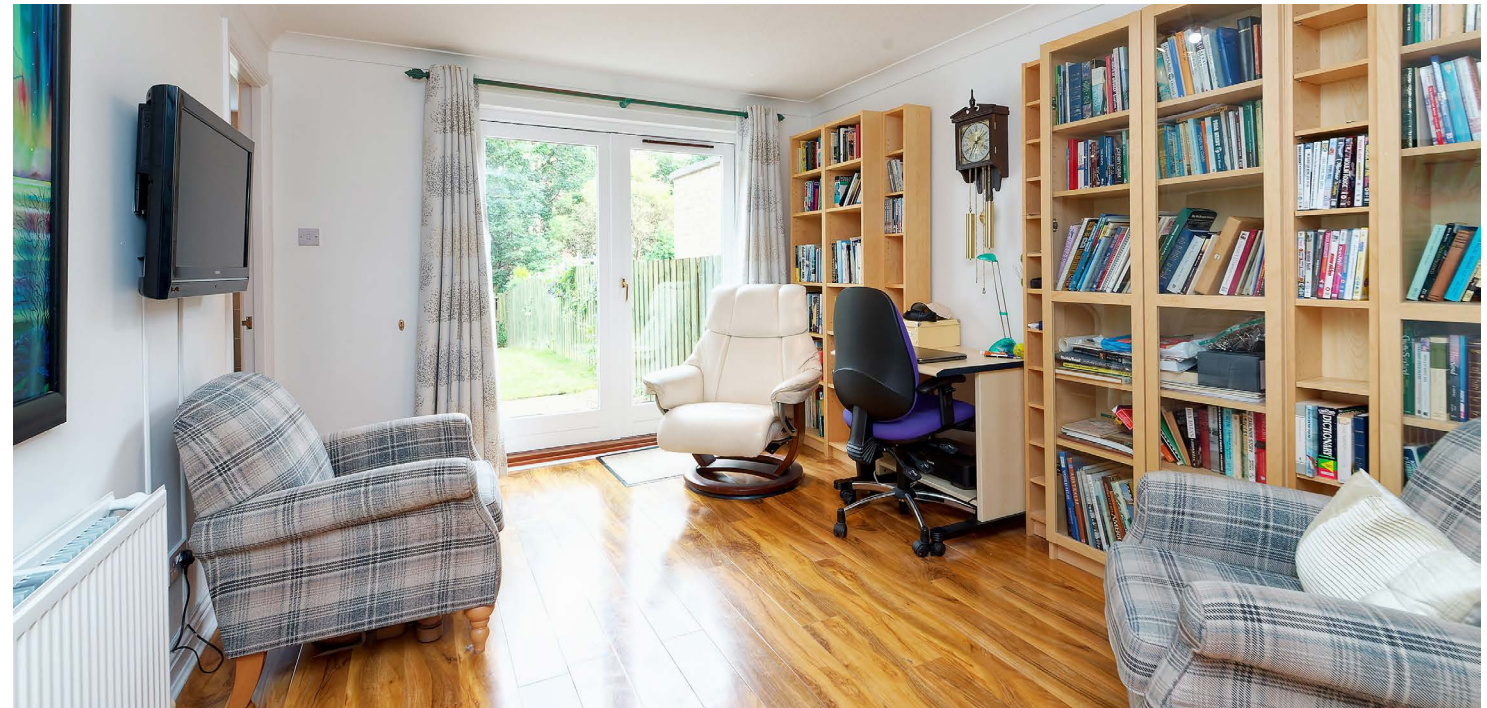
3 | BATHROOMS

2 | PUBLIC ROOMS

These generous modern townhouses in Hughenden Gardens make fantastic family homes and offer very flexible and adaptable living space over three levels.

This wonderful property has been owned by the current proprietor since it was built by Tay Homes in 1996. The internal accommodation is entered on the ground level and comprises; a welcoming reception hall with under stair storage, sitting room/office/bedroom four with double doors out to the south facing garden, a useful utility area and modern shower room. It offers an integral garage (accessed off the hall) and a superb driveway. The first floor has the main lounge, contemporary kitchen, dining room and WC, and upstairs on the second floor, there are three further bedrooms, with the principal bedroom having a very stylish en-suite bathroom with bath and flood shower. An equally beautiful family bathroom with jacuzzi style bath, coloured water lighting and separate electric shower, finished to the same high standards, completes the accommodation on offer.

In addition, the property has a wonderful, well maintained rear garden, gas central heating and double glazing. Residents permit parking is available via request to Glasgow City Council for on street parking, plus there is ample guest, metered parking across from the property.

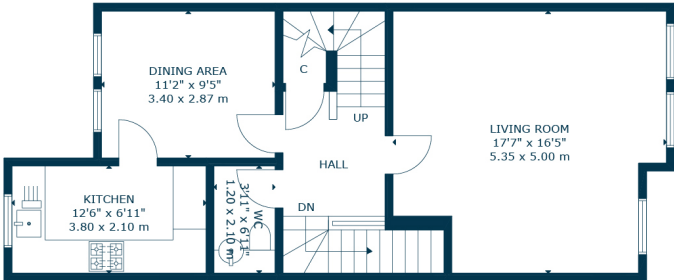
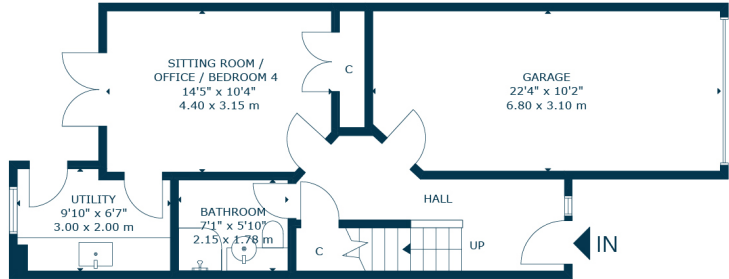
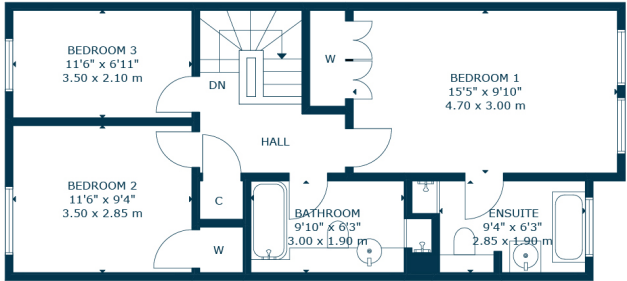












Hyndland is highly regarded as the social hub of the West End. The area has been truly transformed in the last ten years with a number of excellent bars and restaurants including, Epicures by Cail Bruich, Cottiers and Caffè Parma. There is also a variety of independent shops and boutiques, including 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.

WE4845 | Sat Nav: 39 Hughenden Gardens, Hyndland, Glasgow, G12 9YH

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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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