



**2/2 50 HUGHENDEN LANE**  
HYNDLAND

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

This superb modern development at Hughenden Gardens is hugely popular and this fantastic two bedroom flat will be appealing to a wide range of buyers.

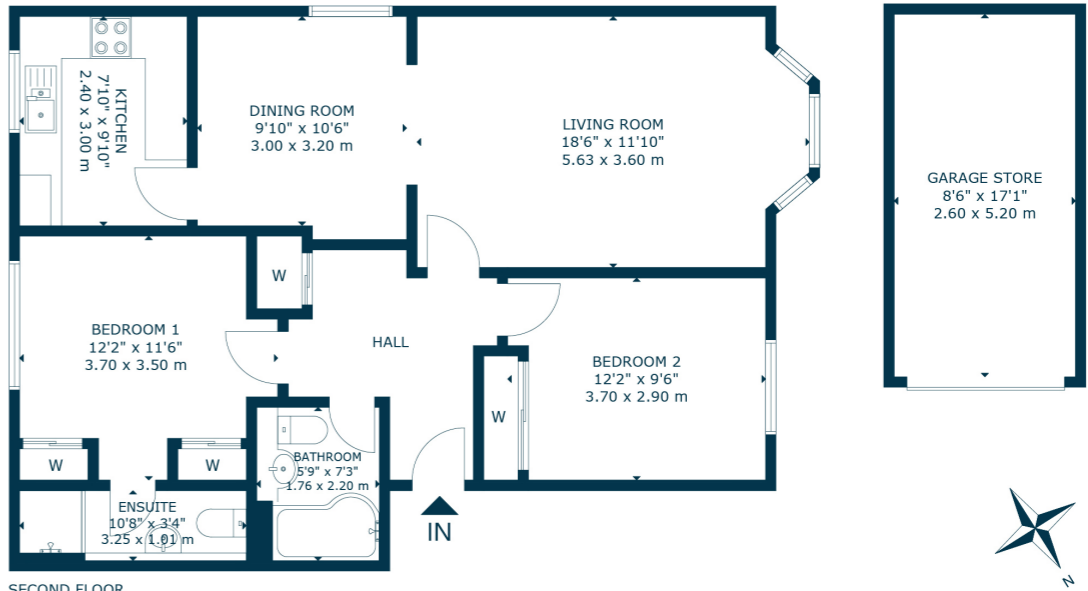
A secure door entry system leads to a well-maintained residents' communal hall and internally, the accommodation comprises: welcoming reception hallway with storage cupboard off, a superb open plan lounge and dining space with open aspects out the bay window, and a stylish kitchen to the rear of the flat with views towards Hughenden/Hillhead Rugby playing fields. There are two well-proportioned bedrooms, with the principal benefiting from an en-suite shower room, and a family bathroom off the hall. Both bedrooms also have fitted wardrobes.

The flat benefits from double glazing, gas central heating, well-maintained communal gardens and residents' parking. There is a private garage and a residents permit for on street parking can also be requested via 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 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. There are a number of excellent comprehensive schools in the area as well as private schooling at The Glasgow Academy, The High School of Glasgow and Kelvinside Academy.

**WE4860** | Sat Nav: 2/2 50 Hughenden Lane, Hyndland, Glasgow, G12 9XJ

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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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