



19 WESTBOURNE GARDENS

HYNDLAND

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

A superb, ground floor, two bedroom conversion, within a handsome, A-Listed, blonde sandstone terrace, with private front garden.

Situated in one of the West End's most sought after addresses of Westbourne Gardens, this fantastic two bedroom conversion is located on the ground floor of a beautiful A-Listed terrace, designed by Alexander "Greek" Thomson and built circa. 1869. Located on Westbourne Gardens, to the rear of Great Western Terrace, this property has been lovingly restored and maintained by our clients and offers spacious, versatile living, with the added benefit of a large cellar that offers superb storage and, subject to the necessary consents, could be converted into additional living space.

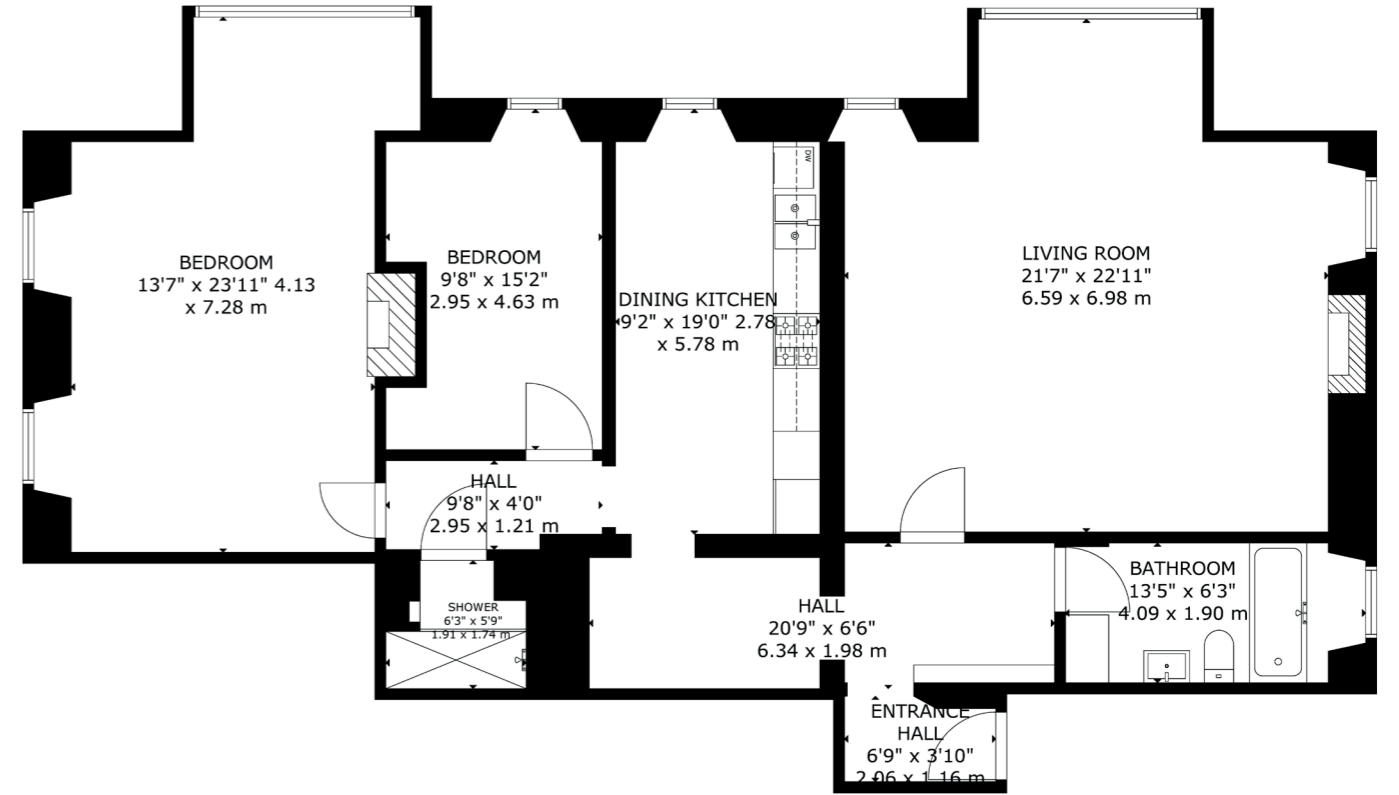
The accommodation comprises:- bright, welcoming, reception hall, with beautiful white painted original flooring throughout, stunning dual aspect living room, and a very stylish dining kitchen, with base and wall mounted units, integrated appliances and five ring gas burner. There are two well-proportioned double bedrooms, with the large principal benefitting from dual aspects and a beautiful original feature fire surround. Beside the principal bedroom, there is a contemporary shower room, with gorgeous tiling and black fittings, and, to the front of the property, there is a lovely family bathroom. As previously mentioned, the storage in the property is abundant, in particular, within the cellar that is accessed via a hatch, with ladder, in the hall floor.

In addition, there is gas central heating, a private front garden, residents' on street permit parking available via Glasgow City Council and access to the wonderful residents' shared gardens.









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.

WE4874 | Sat Nav: 19 Westbourne Gardens, Hyndland, G12 9UL

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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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