



2/2 3 CLARENCE DRIVE HYNDLAND

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1 | BATHROOM

This superb, traditional, four bedroom tenement flat is located perfectly in the heart of Hyndland. With enviable views up Hyndland Road and beyond, the property has been meticulously upgraded over the years by our client and offers extremely flexible living space. The tenement is entered via a secure entry system leading to the very well-maintained communal hall with access to the pristine residents' gardens to the rear.

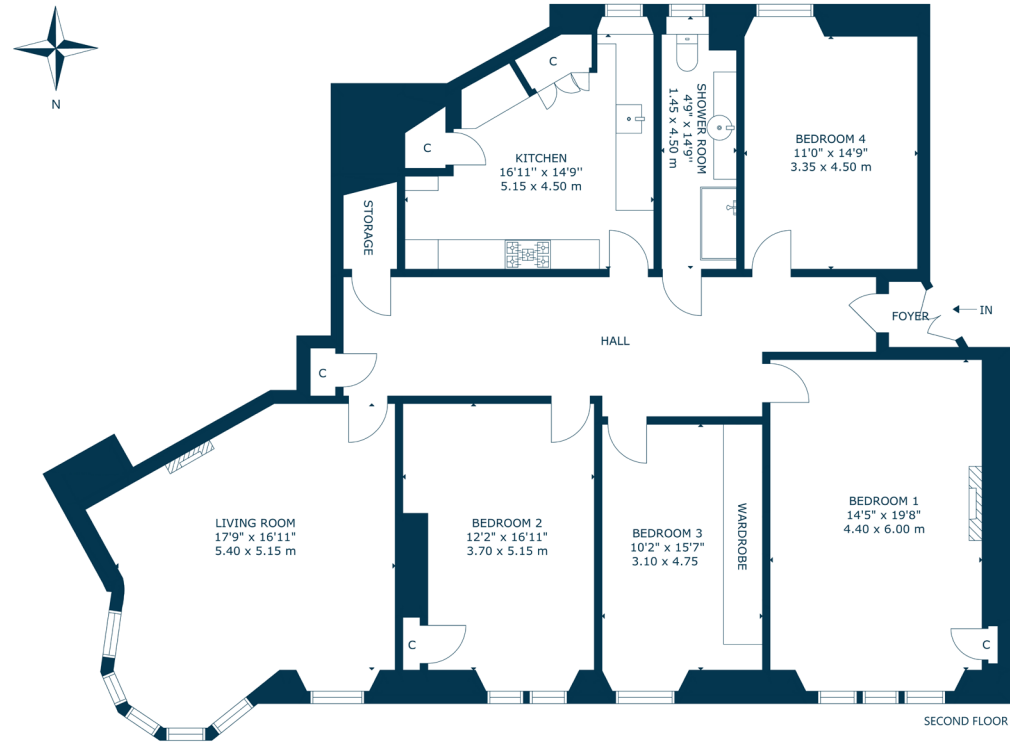
The second floor is the beautiful storm door and entry to the flat, into a vast reception hall with checkerboard tiled floor and large storage cupboard off. There are five flexible apartments currently used as; a stunning oriel bay windowed lounge with beautiful hardwood herringbone flooring, principal bedroom with hardwood flooring and feature fire place, a luxurious guest bedroom, bedroom three which is currently utilised as a very impressive home office and bedroom four, currently a dressing room for the large principal bedroom. The dining kitchen and main shower room are spectacular; the kitchen is designed and installed by Ashely Ann and offers superb storage space, stunning stone worktops and brushed gold fittings. It also has a fantastic Smeg oven and six ring burner, American fridge freezer, wine fridge and dishwasher. The shower room has traditional finishes yet contemporary tiled flooring and walls, the perfect combination.

In addition, the property has gas central heating with a brand new Worcester Bosch boiler and double glazing. 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 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.

WE4882 | Sat Nav: 2/2 3 Clarence Drive, Hyndland, Glasgow, G12 9QL

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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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