



**0/1 49 HYNDLAND ROAD**  
HYNDLAND

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**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**A stunning and rarely available three bedroom garden flat, located in the ever-popular Hyndland district. The apartment is beautifully presented and is in true turnkey condition. One of the most appealing features, is the west facing garden at the front of the property which will enjoy the late afternoon and evening sun, as well as the private parking space to the rear of the property.**

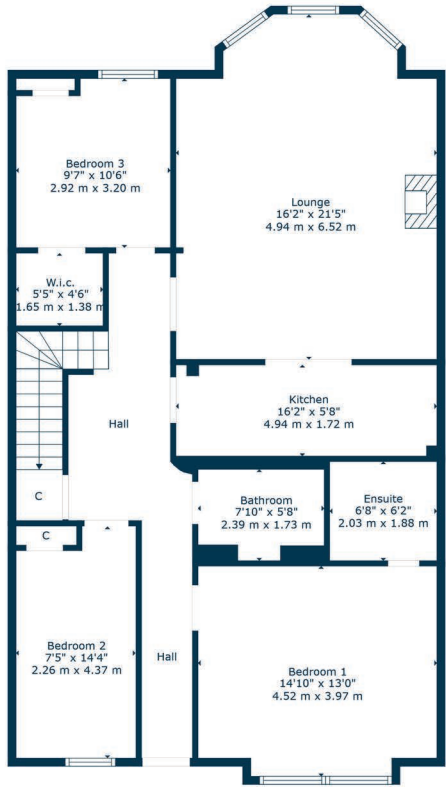
The accommodation comprises: welcoming communal hall with access to the garden level via a private stair. The property has a large reception hall with excellent storage off, beautiful bay windowed living/dining room with open outlook over the private front gardens, a newly modernised Ashley Ann galley style, semi open plan kitchen off with access via sliding doors and boasts a range of base and wall mounted units, three double bedrooms all boasting ample space for free standing storage and the master benefiting from a beautiful ensuite shower room. One of the bedrooms to the rear is also being used as a home office and has ample storage, the bedroom at the front also has a large walk-in storage cupboard. Finally, there is a beautiful family bathroom with shower over bath, completing the accommodation on offer.

The property has a communal rear garden, with access to the private parking for the properties within the building. There is also gas central heating, hardwood flooring in the lounge, stairs and hall. Residents' permit parking is available on request 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, Shucks, Jelly Hill, Caff  Parma, Peckhams and Cottiers. There is also a variety of independent shops and boutiques, including Bluebellgray, Silks, Brenda Muir, Pampas, Biscuit Clothing, Good Story 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.

**WE5004** | Sat Nav: 0/1 49 Hyndland Road, Hyndland, G12 9UX

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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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