



**3/1, 34 POLWARTH STREET**  
HYNDLAND

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

3/1 34 Polwarth Street is a beautifully presented, two-bedroom third floor traditional red sandstone tenement flat, situated in the highly sought after Hyndland district. The property has been well-maintained by the current owner and boasts a plethora of period features throughout including stain glass, woodwork, cornicing and feature fireplaces. The property has also had extensive work carried out to the fabric of the building five years ago including a new roof and re-pointing.

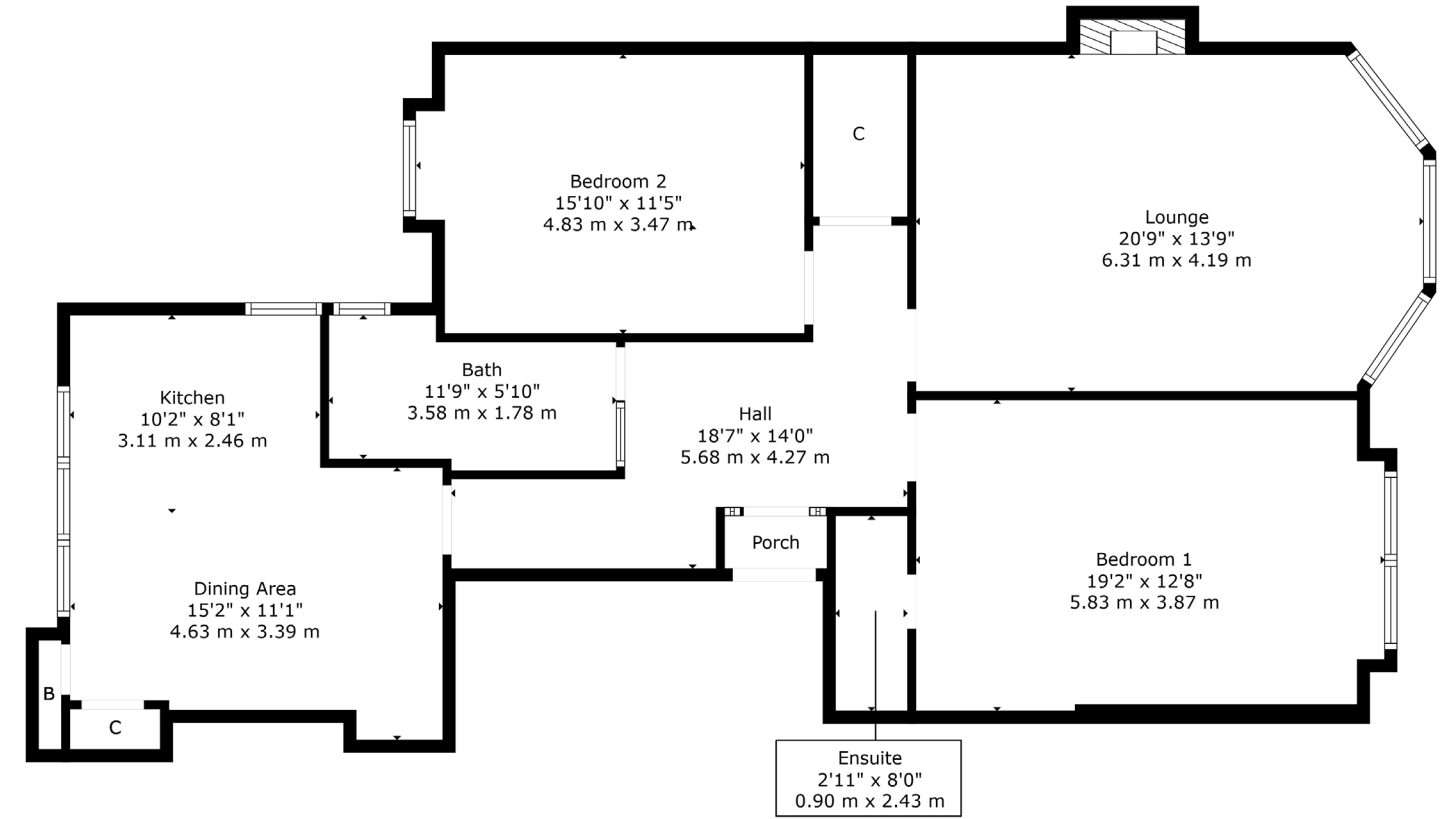
The accommodation is entered via a secure entry system to a well-maintained communal hall area which in turn provides access to the communal rear gardens. Internally, the property comprises of an entrance vestibule, a large and welcoming reception hallway with large walk-in storage cupboard and access off to all apartments. A stunning bay windowed lounge with original features and beautiful feature fireplace, expansive modern dining kitchen is fully fitted with a range of base and wall mounted units, breakfasting bar and ample space for dining. There are two spacious double bedrooms both offering space for free standing storage with the principle benefiting from an ensuite shower room. Finally, there is a well-appointed family bathroom with four-piece suite and free-standing bath and shower.

The flat has gas central heating, single glazed windows throughout, secure entry system and well-maintained communal gardens to the rear. 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, Caffé 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.

**WE5019** | Sat Nav: 34 Polwarth Street, Hyndland, G12 9TX

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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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