



**0/2 10 HYNDLAND ROAD**

HYNDLAND

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c o r u m





3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

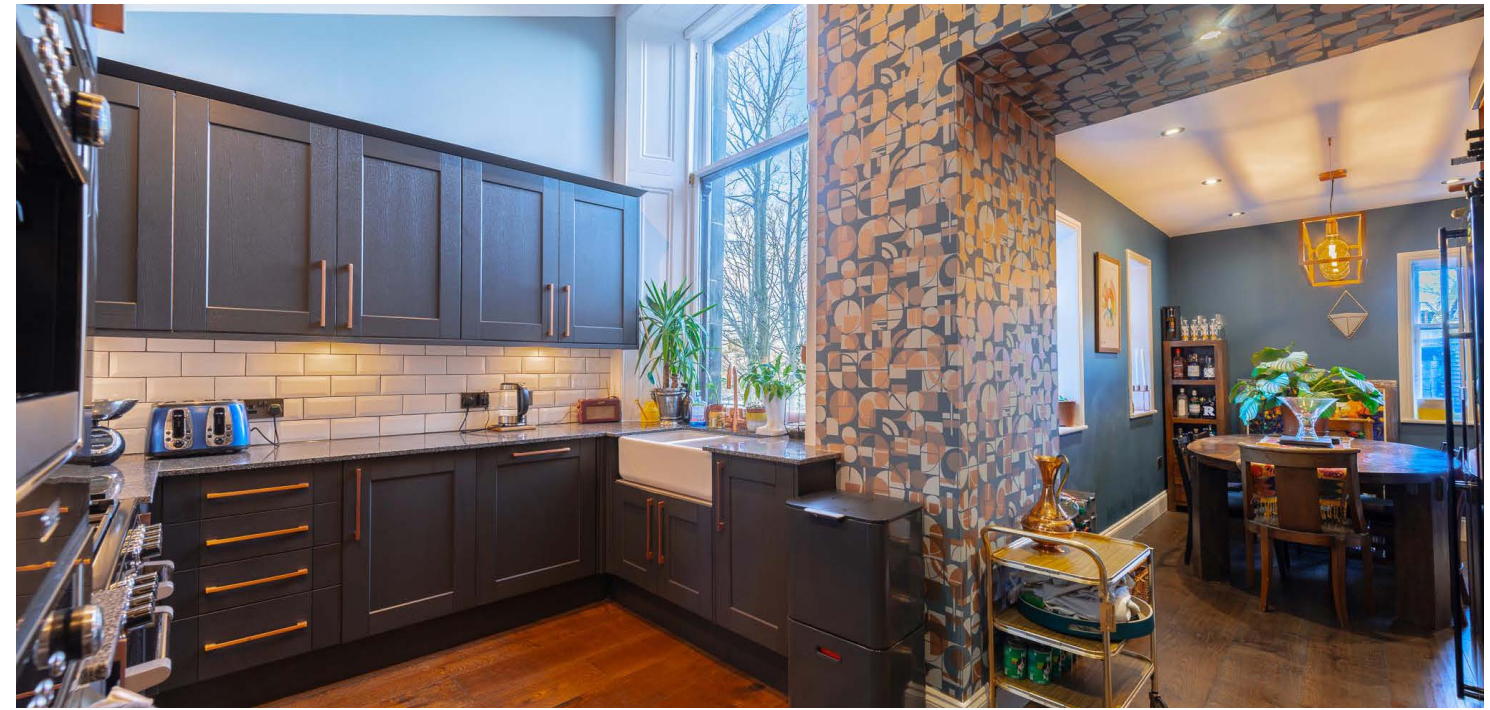
Located in the highly desirable Hyndland area, close to Hotel du Vin and all the amenities the locale has to offer, 10 Hyndland Road is a fantastic property that will appeal to a wide range of buyers.

The apartment is accessed through a beautiful, pillared entrance, leading to a traditional communal hallway that retains much of its period character and charm. Upon entering at ground floor level, you are greeted by a spacious L-shaped reception hallway with a storage cupboard and WC. This hallway also provides access to a mezzanine level snug, currently used as a home cinema room and there is excellent storage above the hall. The stunning herringbone wooden floor guides you to a recently upgraded dining kitchen, which overlooks the rear garden grounds. The hallway continues towards the front of the property, leading to the breathtaking drawing room. This room features a large bay window, ornate ceiling plasterwork, cornicing, and a period-style fireplace with an inset wood-burning stove as the focal point.

A carpeted stairway descends to the garden level, where three double bedrooms are located. The principal suite, facing the front of the property, boasts a large, beautiful walk-in bathroom with both a bath and shower, finished with modern tiling and beautiful concrete flooring. The suite also includes a spacious walk-in wardrobe with built-in hanging space, and a large double bedroom with a window seat offering views of the front garden. The remaining two bedrooms are positioned at the rear of the property. Bedroom three provides access to a utility room, which leads to a second bathroom fitted with modern tiling and a white suite. The utility room has space and plumbing for a washing machine and tumble dryer, and there is a doorway leading out to the garden area where you have your own allocated patio section.

Residents' parking is available at the rear of the building on a first-come, first-served basis, with additional permit parking available through Glasgow City Council.





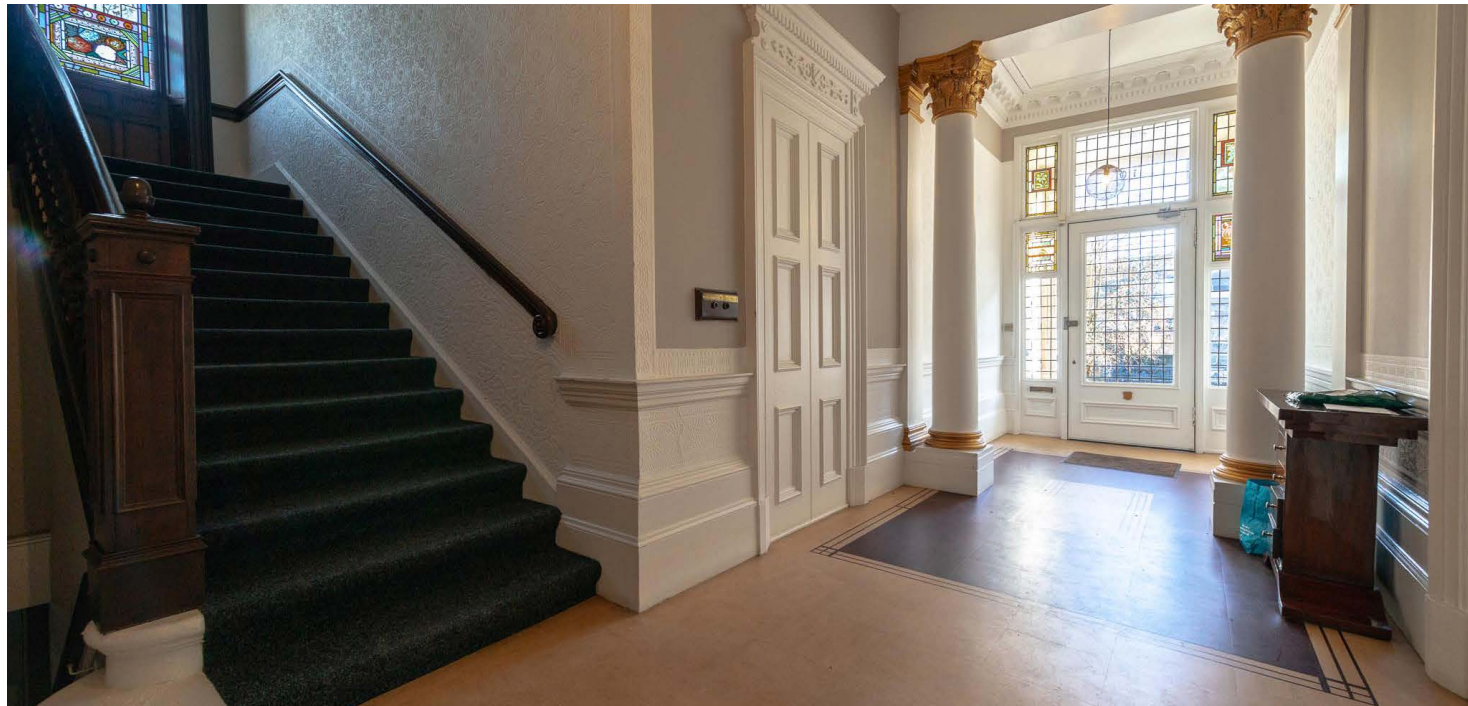












Hyndland is highly regarded as the social hub of the West End. The area has been truly transformed in the last ten years with a number of excellent bars and restaurants including, Epicures by Cail Bruich, Shucks, Jelly Hill, Caffé Parma, Peckhams and Cottiers. There is also a variety of independent shops 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.

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.

**WE4200** | Sat Nav: 0/2 10 Hyndland Road, Hyndland, G12 9UP

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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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