



2/1 152 HYNDLAND ROAD
HYNDLAND

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

This exceptional, six-apartment red sandstone tenement is located in the heart of Hyndland, offering a fantastic living space in one of the area's most sought-after locations.

Situated on the second floor, this expansive apartment has been meticulously maintained by its current owners and provides flexible accommodation that is ideal for growing or large families. The property features a grand 36 ft reception hall with plenty of storage, a stunning bay-windowed living room and four spacious bedrooms (one currently used as a music room). In addition, there is a formal dining room, and the layout can easily be adapted to suit various needs.

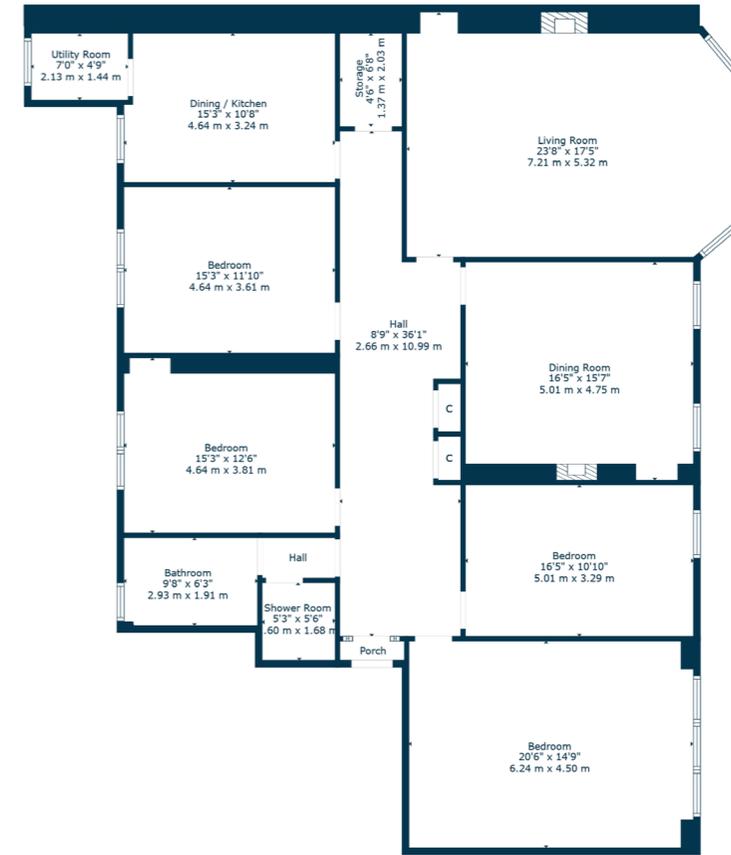
At the rear of the apartment is a lovely dining kitchen with a useful utility room, along with a family bathroom that includes a separate shower. Inside, the apartment boasts beautiful hardwood herringbone flooring, intricate stained glass windows, ornate cornicing, and refurbished original flooring in both the living room and dining room.

The building itself benefits from a secure entry system, an impressive communal stairwell, and a well-kept rear garden. The apartment is also equipped with gas central heating and features well-maintained sash and casement windows. Additionally, on-street residents' permit parking is available via request 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, and also a variety of independent shops and boutiques.

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.

WE5218 | Sat Nav: 2/1 152 Hyndland Road, Hyndland, G12 9PN

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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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