



4/1 22 PARTICKHILL ROAD
PARTICKHILL

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2 | BEDROOMS

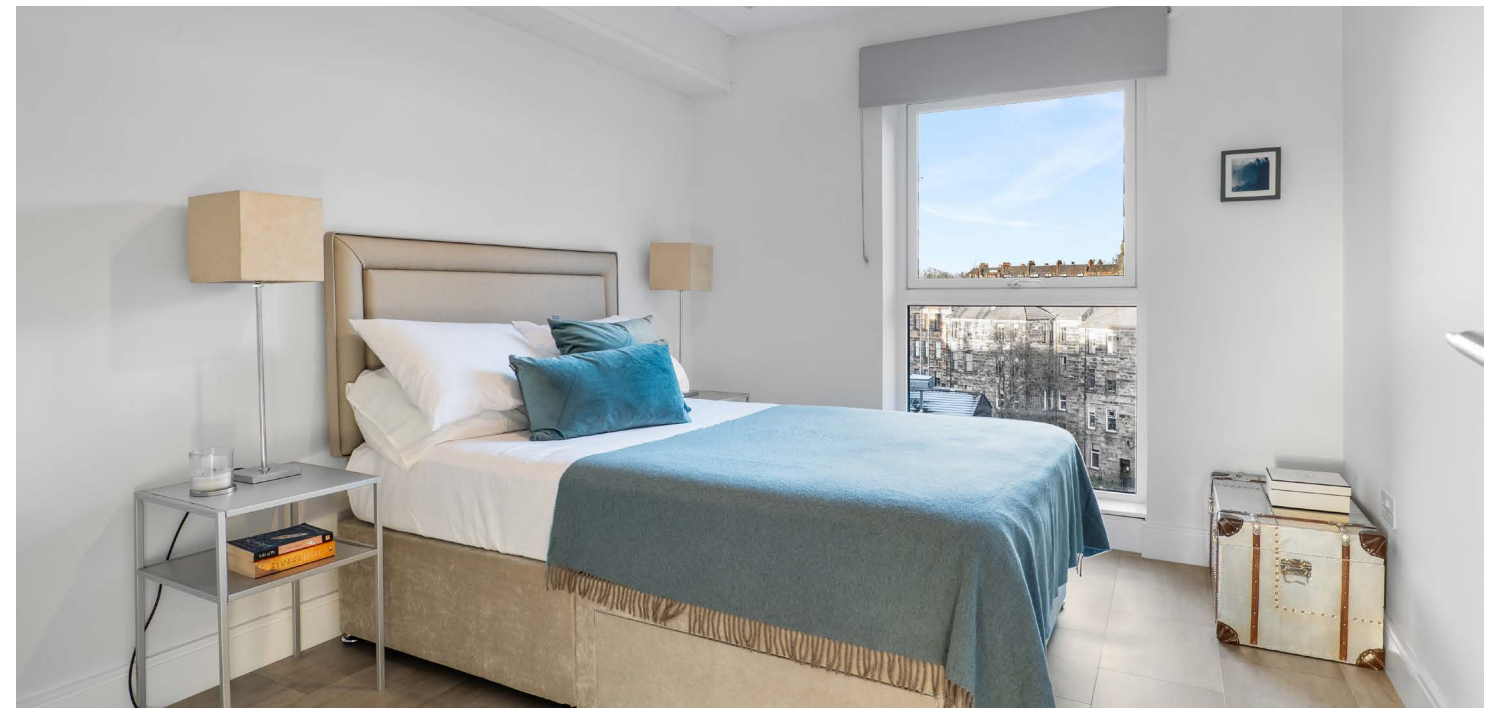
2 | BATHROOMS

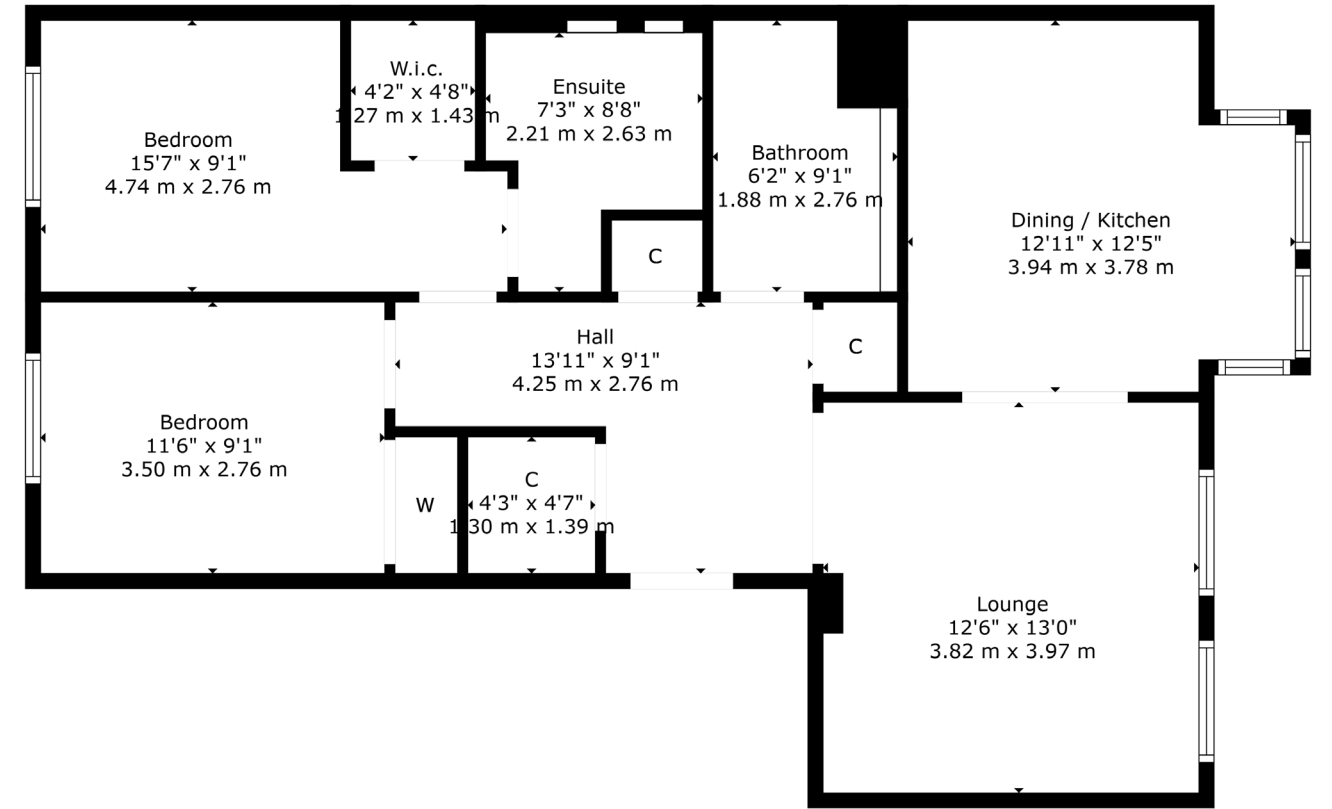
1 | PUBLIC ROOM

This exceptional two-bedroom apartment is part of a stunning modern development by Westpoint Homes, completed in 2021.

'One Hyndland Avenue' is situated at the corner of Partickhill Road and Hyndland Avenue, offering a prime location in Glasgow's West End, and the apartment on offer occupies a fourth-floor position, comes with an allocated parking space, lift access to all levels, and beautifully landscaped gardens. The apartment benefits from a beautiful Southerly aspect, offering impressive views over Glasgow from the lounge, which fills the space with natural light.

The internal accommodation is immaculately presented, comprising a formal lounge, a separate dining kitchen, and two well-proportioned double bedrooms. Additionally, there is a contemporary three-piece en suite bathroom, as well as a stylish three-piece shower room located off the reception hall. The apartment is finished to a high standard, featuring Quartz worktops, integrated Neff appliances, and a kitchen designed by Jackton Moor. The Porcelanosa floor and wall tiles are complemented by Duravit and Hansgrohe sanitaryware, ensuring a luxurious feel throughout.





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.

WE5229 | Sat Nav: 22 Partickhill Road, Partickhill, Glasgow, G11 5BE

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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