



**MAIN DOOR**

**12 GREAT WESTERN TERRACE LANE**

**HYNDLAND**

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**This beautifully presented three-bedroom, main door garden flat is located in the highly sought-after Hyndland district, within an iconic 'A' listed Greek Thomson building on Great Western Terrace. Designed by Alexander Thomson in 1869, this property combines the charm of a historic structure with modern living.**

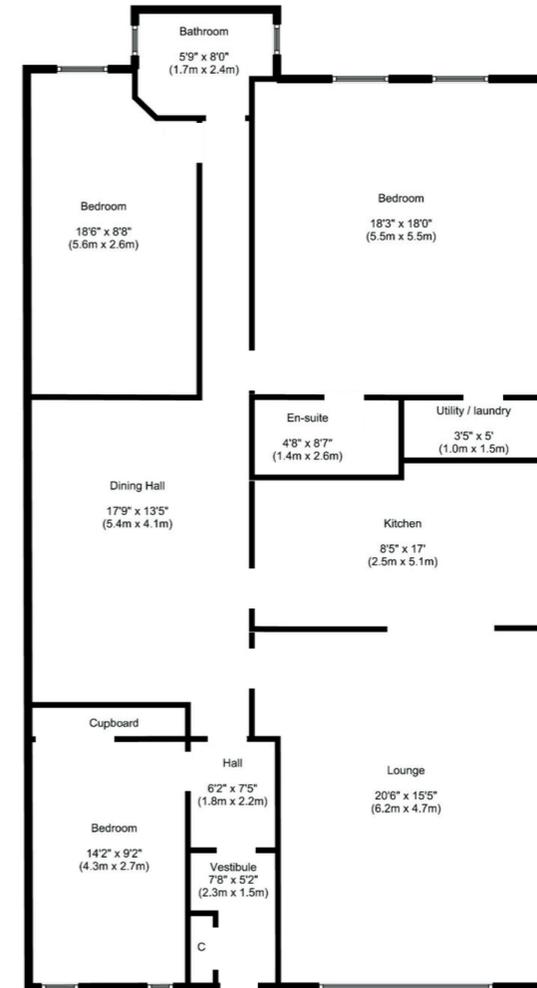
Situated at the rear of the building, along the most beautiful and picturesque lane, it offers privacy and a tranquil garden view. Spanning approximately 1,800 square feet (170 sqm), the flat features a welcoming vestibule, superb dining and entertaining hall, beautiful sitting room with wood burner and semi open plan stylish kitchen, three bedrooms, an en-suite shower room, and a luxurious bathroom. The principal bedroom is particularly spacious and situated to the rear of the building.

The south facing garden is superb, and whilst not fully private, you are the only proprietor with direct access making it a wonderful addition to an already superb property. Some notable features also include herringbone flooring, log burner in the lounge and principal bedroom, stunning en-suite and family bathroom, and beautiful cornicework.









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.

**WE5248** | Sat Nav: 12 Great Western Terrace Lane, Hyndland, Glasgow, G12 9XB

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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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