



1/2 63 LAUDERDALE GARDENS
HYNDLAND

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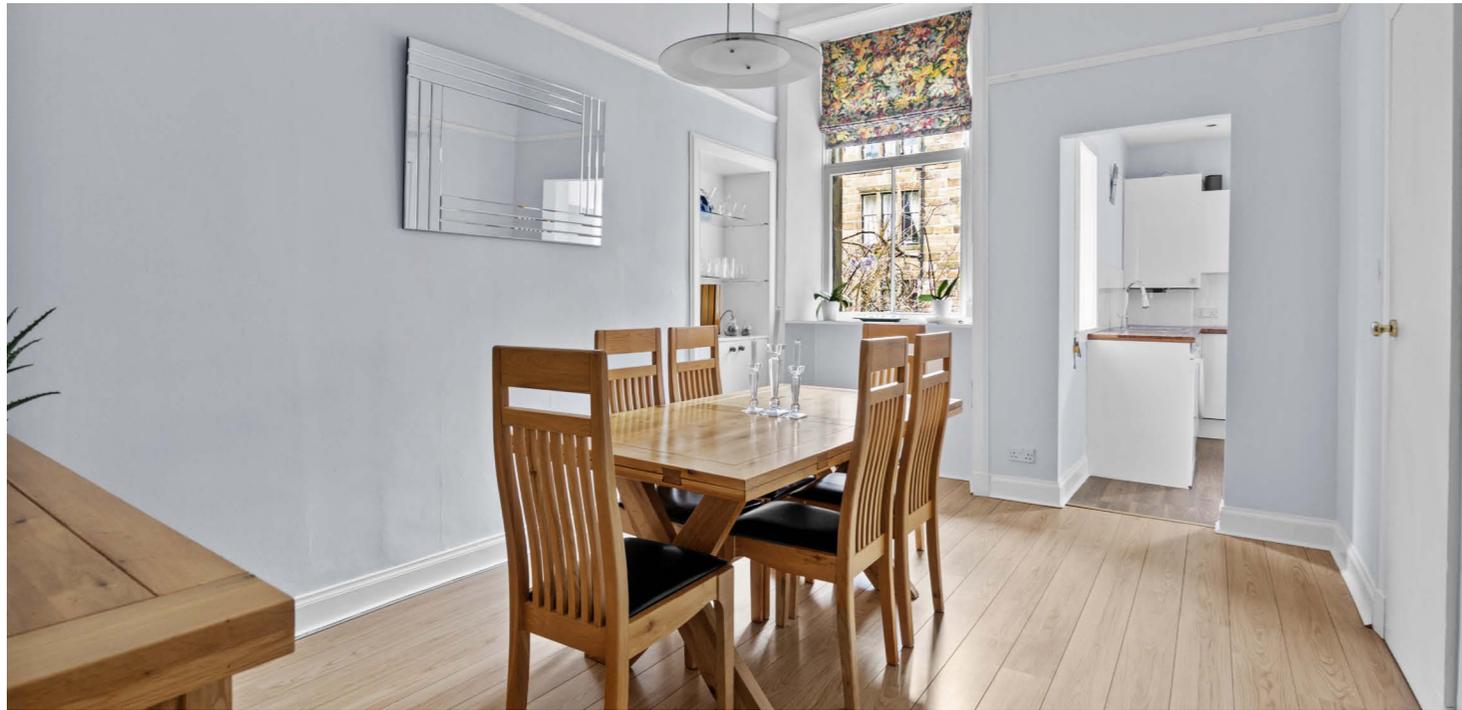
3 | BEDROOMS
1 | BATHROOM
2 | PUBLIC ROOMS

1/2 63 Lauderdale Gardens is an exceptional three-bedroom, first-floor tenement flat situated in the heart of Hyndland, offering beautiful views over Hyndland Bowling Club. The building itself has undergone extensive renovations in recent years, including stonework repairs and a new roof, making it one of the most impressive tenement buildings in the area.

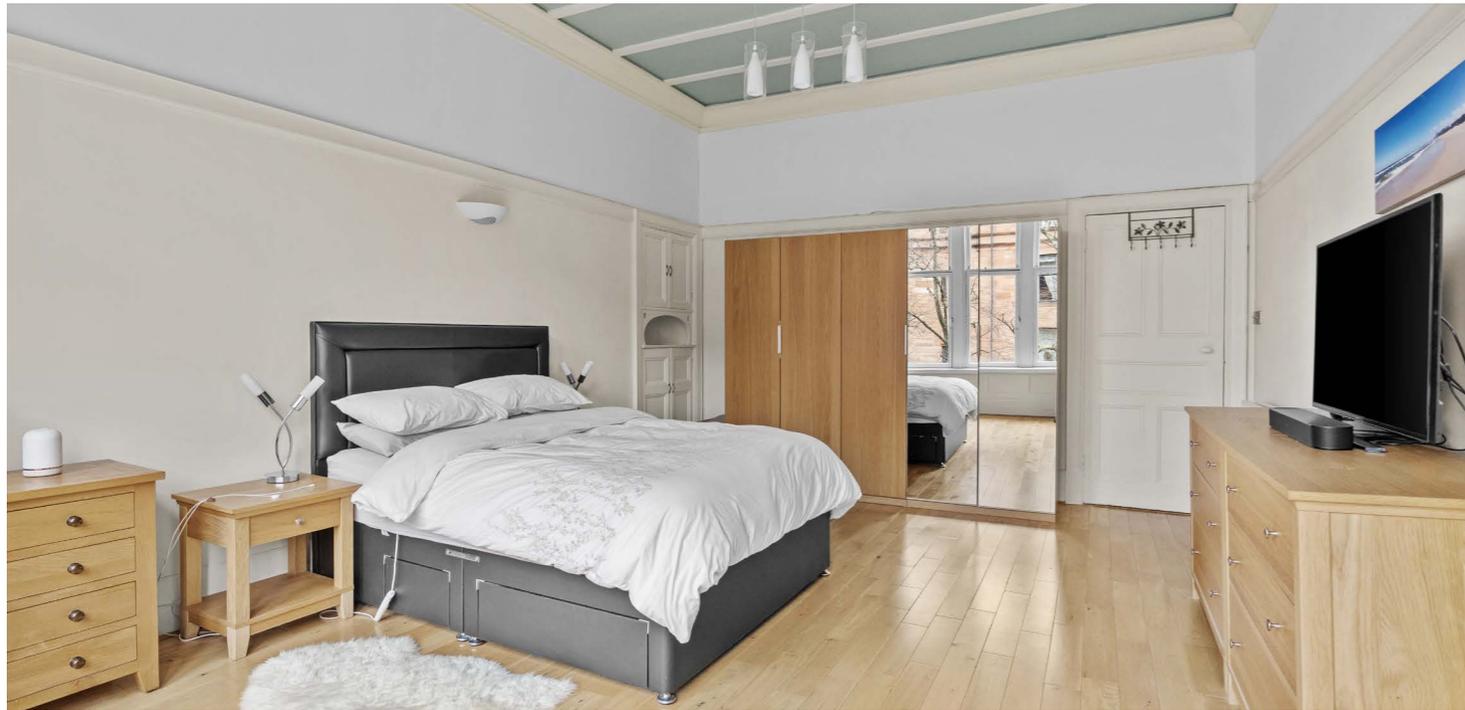
The property features a secure entry system leading into a stunning communal hallway, complete with striking emerald green tiling, and provides access to a meticulously maintained residents' rear garden.

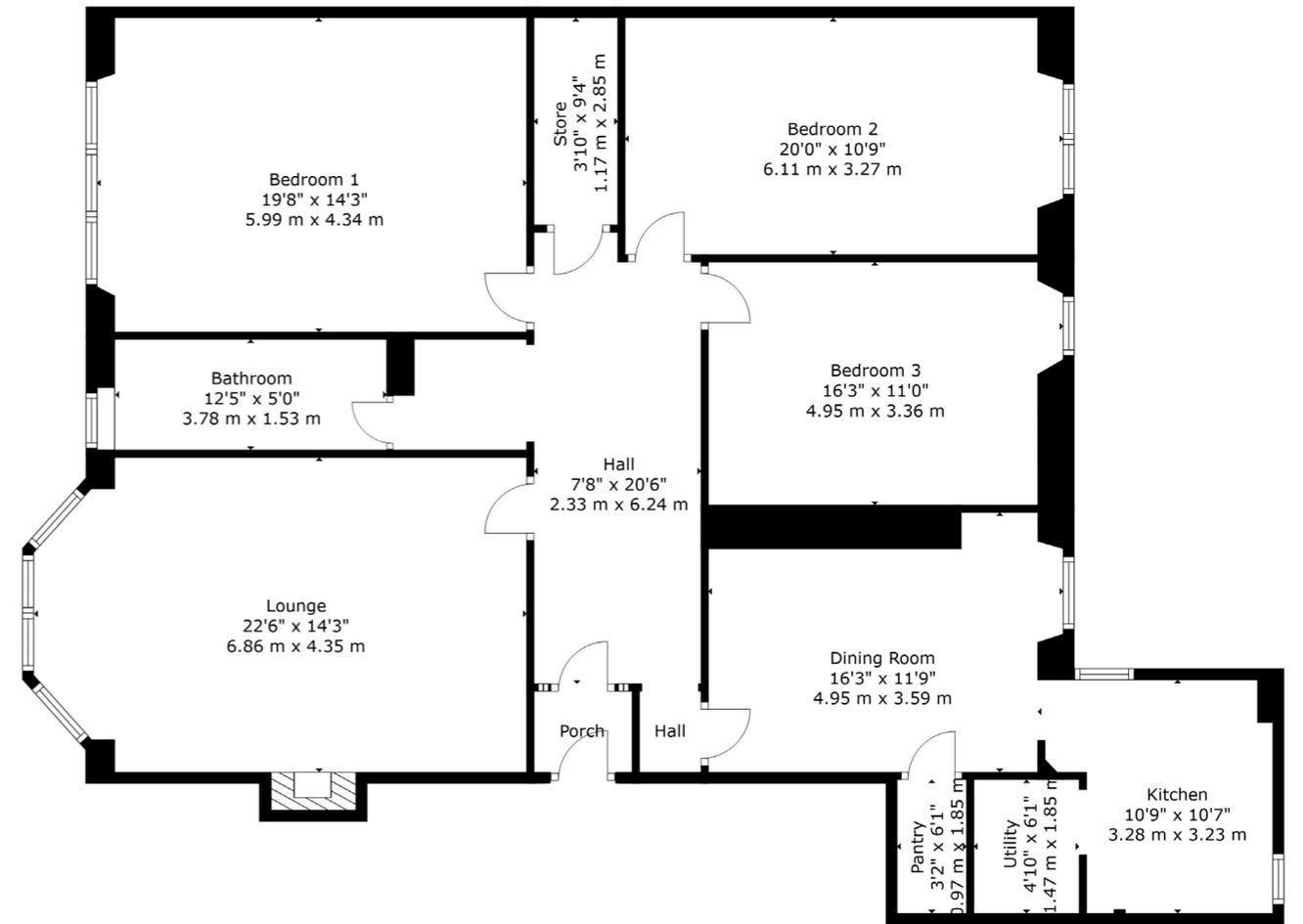
Inside, the flat boasts a large, welcoming reception hall with hardwood floors and storage space. The spacious lounge features a bay window, a decorative gas fireplace, elegant ceiling plasterwork and cornicing, as well as beautiful hardwood flooring. The three generously sized double bedrooms offer plenty of room for wardrobes, while the rear of the property includes a fantastic dining room, kitchen, pantry, and utility, along with a very spacious family bathroom.

Additional features include gas central heating, lovely leafy views, and the availability of on-street parking with a permit via request to 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.

WE5257 | Sat Nav: 63 Lauderdale Gardens, Hyndland, Glasgow, G12 9QU

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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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