



**2/1 24 PARTICKHILL ROAD**  
**PARTICKHILL**

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2 | BEDROOMS

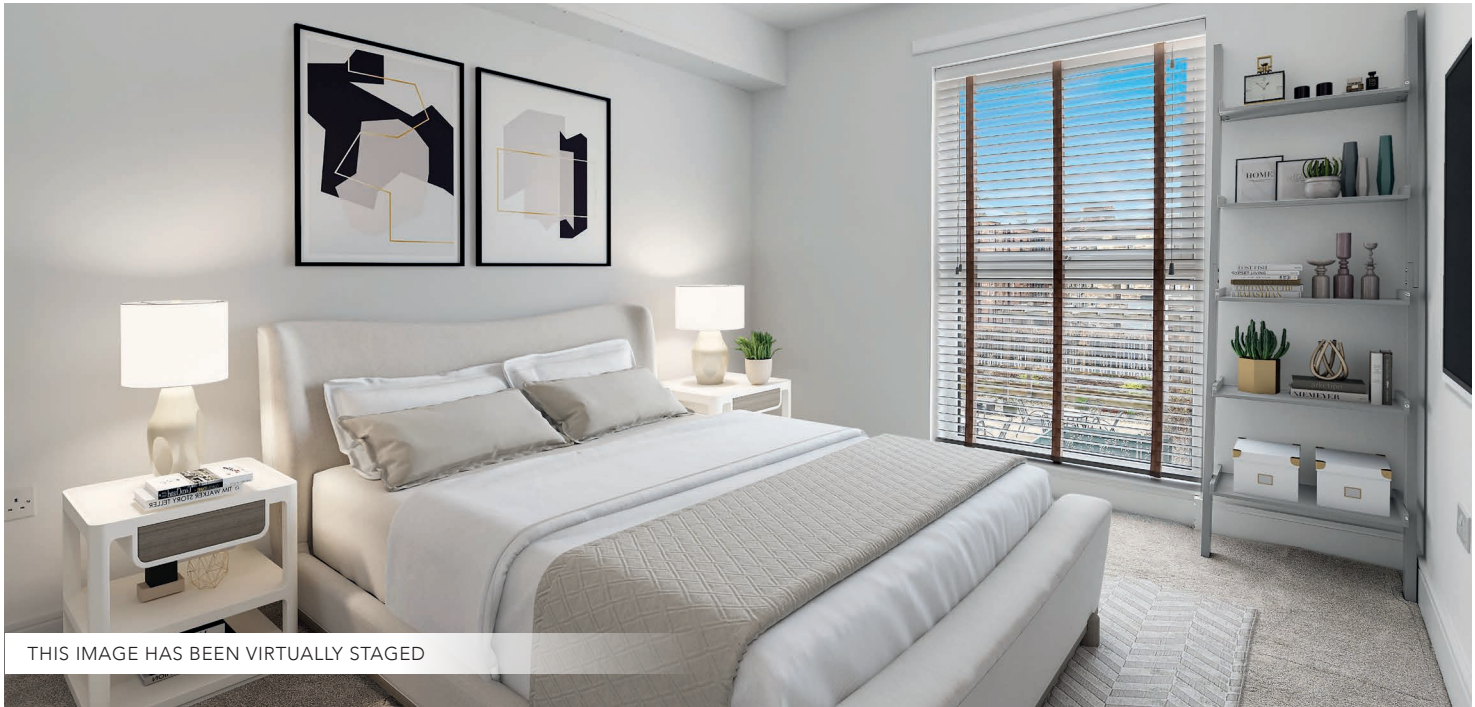
2 | BATHROOMS

1 | PUBLIC ROOM

**This exceptional two-bedroom apartment forms 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 second floor position, comes with an allocated parking space, lift access to all levels, and beautiful landscaped garden grounds.**

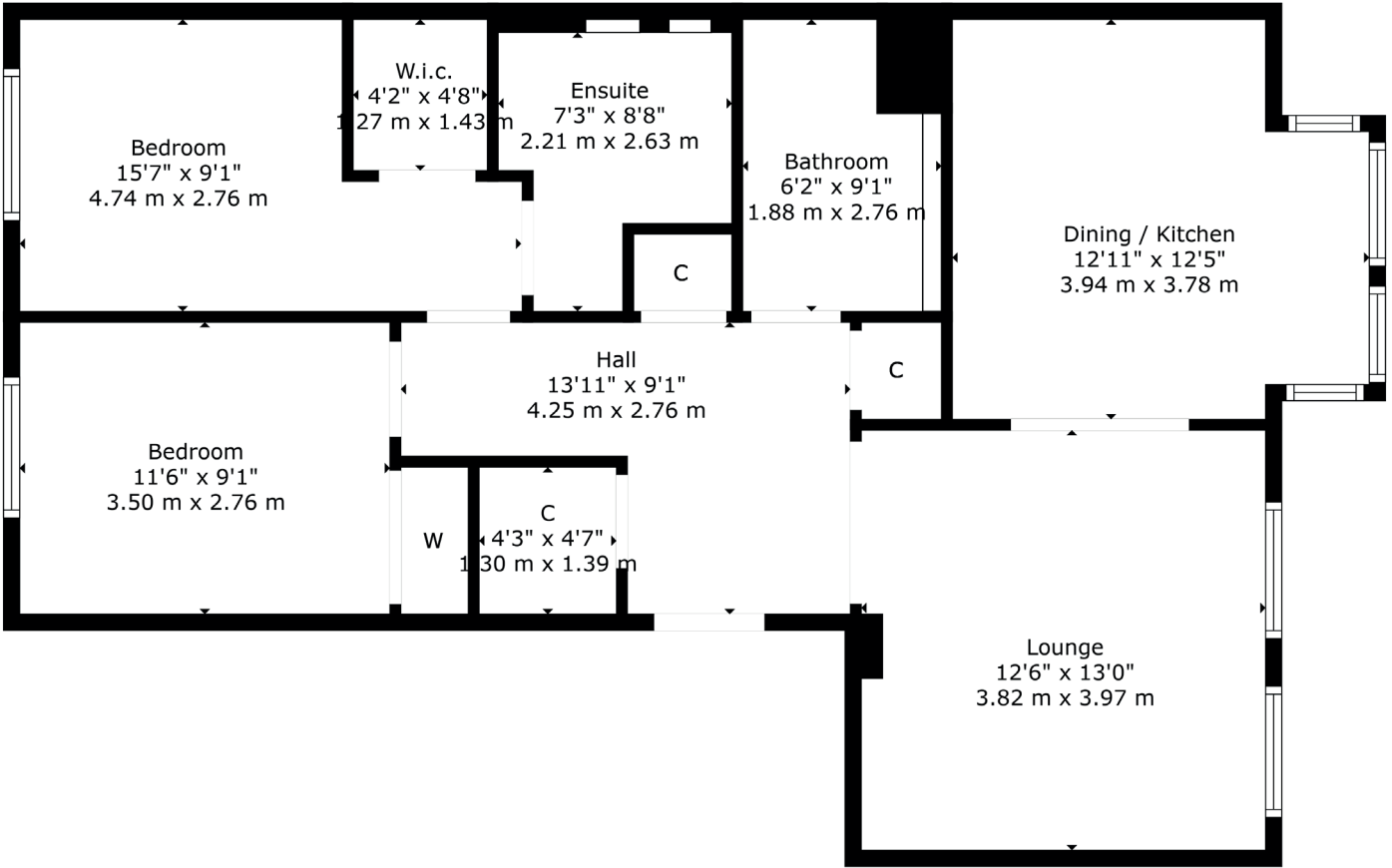
The apartment benefits from a beautiful Southerly aspect, which fills the space with natural light. The internal accommodation is immaculately presented, comprising a formal lounge, a separate dining kitchen, and two well-proportioned double bedrooms. Additionally, there is a contemporary three-piece en suite bathroom to the principal bedroom, 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. The property further benefits from gas central heating, double glazing, utility room and large storage cupboard off the hall.





THIS IMAGE HAS BEEN VIRTUALLY STAGED





Partickhill is equidistant to both Hyndland Road and Dumbarton Road and is ideally located for the wide variety of local shops, cafés, bars and eateries in the area.

Hyndland Road offers a good selection and Byres Road offers even more, including a library, cinema and underground station.

The area as a whole proves popular with those requiring access to Glasgow University, Kelvingrove Park and Art Galleries, and the Botanic Gardens. There are also excellent road networks linking to the M8, accessing central Scotland and Glasgow International Airport.

The property is well placed for access to a number of major employers, including the BBC, STV, Glasgow University and several hospitals.

**WE5269** | Sat Nav: 24 Partickhill Road, Partickhill, Glasgow, G11 5BE

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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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