



**3/2 93 HYNDLAND ROAD**

**HYNDLAND**

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**3/2 93 Hyndland Road is a meticulously refurbished, two-bedroom, third floor traditional red sandstone tenement flat, situated in the highly sought after Hyndland district. The property has been beautifully upgraded by the current owner and boasts a plethora of period features throughout including stain glass, woodwork, cornicing and feature fireplaces, and has undergone a full rewire and new double-glazed units throughout, with a five-year guarantee.**

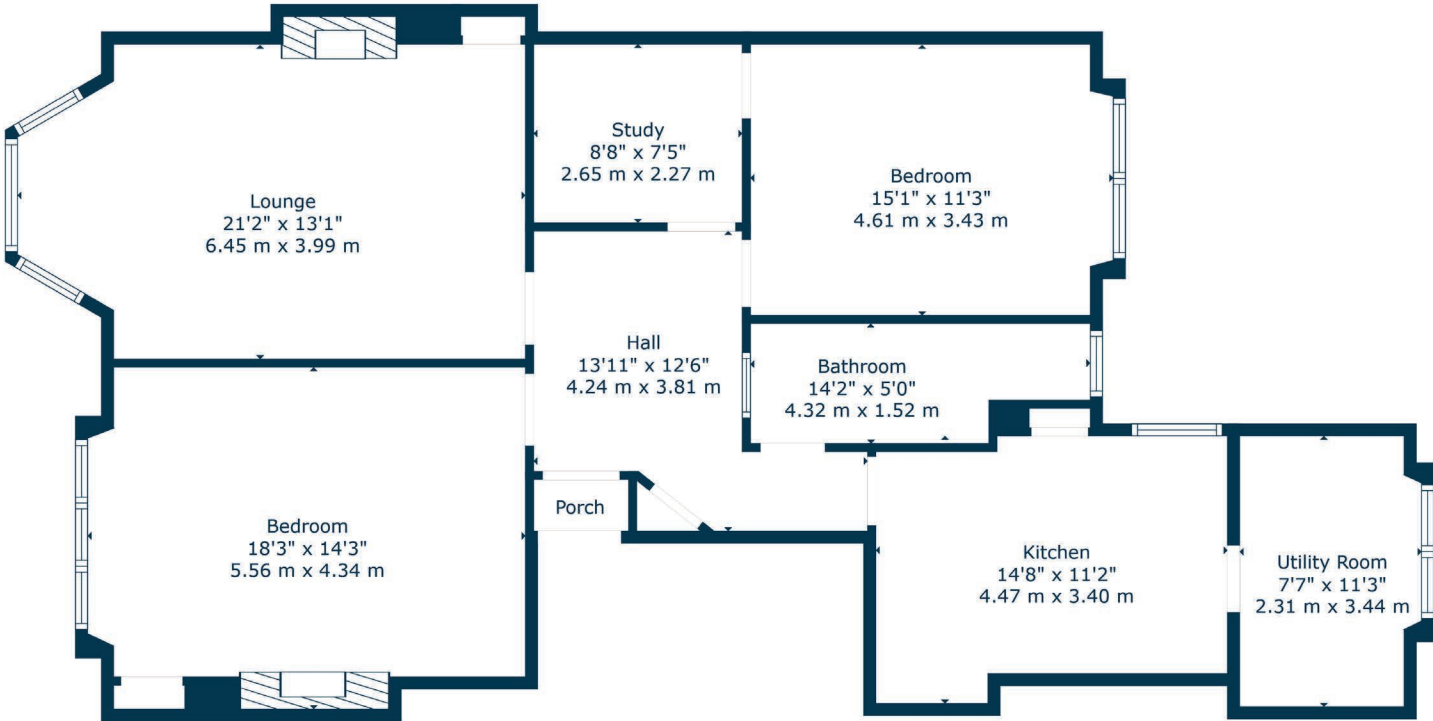
The accommodation is entered via a secure entry system to an immaculately maintained communal hall area, which in turn provides access to the communal rear gardens. Internally, the property comprises of an entrance vestibule, large welcoming reception hallway with built-in storage off and a large walk-in cupboard, which can used as a home office or alternatively, with the correct planning consent, an ensuite shower room, due to the secondary access off the principal bedroom already in place. There is a stunning bay windowed lounge to the front with original features, beautiful fireplace and striking open views down Hyndland Road and Queensborough Gardens, and an expansive modern dining kitchen to the rear, fully fitted with a range of base and wall mounted units, ample space for dining and a spacious utility room off, with built-in washing machine and dryer. There are two spacious double bedrooms both offering space for free standing storage, with the principal benefiting from access to the large walk-in cupboard referenced earlier, and finally, there is a well-appointed family bathroom with three-piece suite and free-standing bath with shower.

The flat has gas central heating, newly installed Ventrolla double glazed windows, fully rewired throughout, secure entry system and a well-maintained communal garden to the rear. On street permit parking is available on request via 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.

**WE5281** | Sat Nav: 3/2 93 Hyndland Road, Hyndland, Glasgow, G12 9JE

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\* Some images have been virtually staged \* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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