



**2/2 78 NOVAR DRIVE**

**HYNDLAND**

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**2 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**2/2 78 Novar Drive is a meticulously upgraded, two-bedroom, second floor traditional red sandstone tenement flat, situated in the highly sought after Hyndland district. The property has been beautifully decorated and updated by the current owner, however also boasts a plethora of period features throughout including stain glass, architraves, cornicing, and feature fireplaces, whilst incorporating modern aspects throughout.**

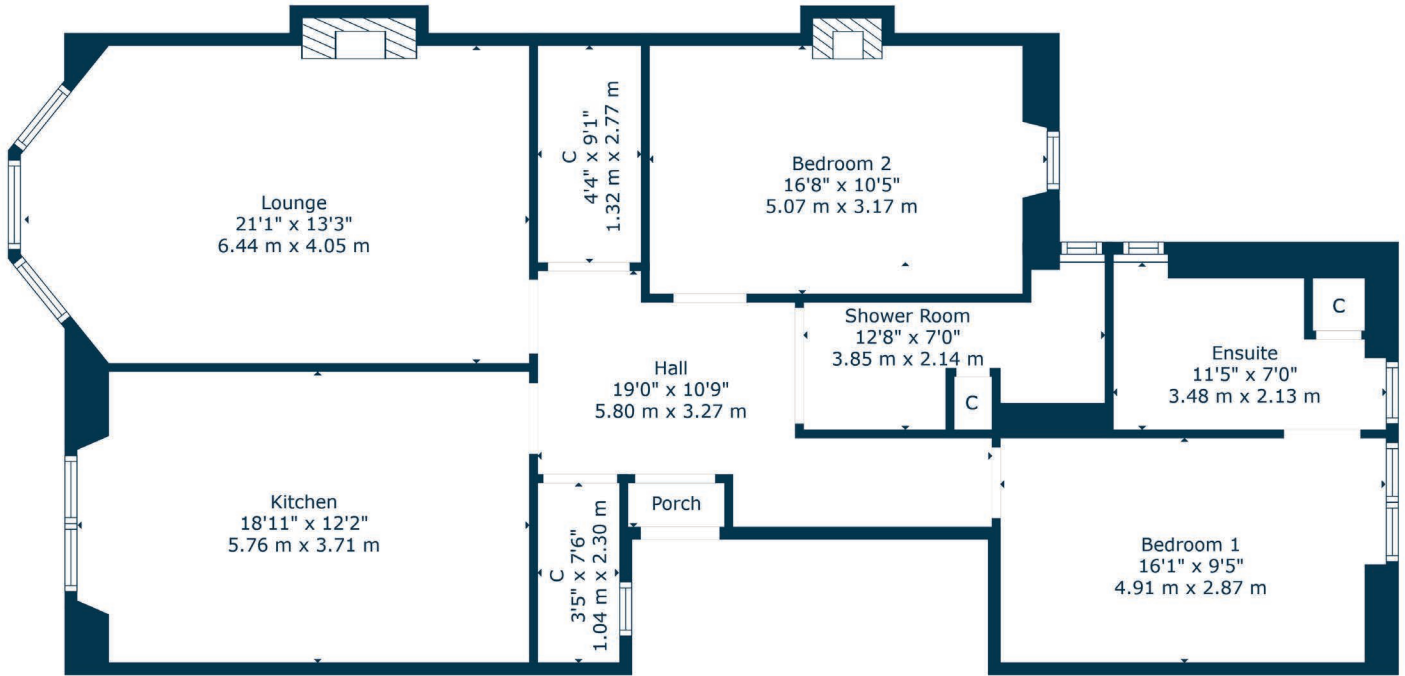
The accommodation is entered via a secure entry system to a well-maintained communal hall which in turn provides access to the communal rear gardens. Internally, the property comprises of an entrance vestibule, a large and welcoming reception hallway with access off to all apartments and two large storage cupboards. There is a stunning bay windowed lounge with beautiful hard wood herringbone flooring, and a striking dining sized kitchen, boasting a range of base and wall mounted units, hi-tech integrated appliances, breakfasting island and space for dining. The two spacious double bedrooms both offer space for free standing storage, with the principal further benefiting from a stylish ensuite shower room. To complete the internal accommodation on offer, there is wonderfully upgraded family shower room with three-piece suite and additional storage.

The flat has gas central heating, double glazed window throughout, secure entry system and well-maintained communal gardens to the rear. Permit parking is available to 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.

**WE5282** | Sat Nav: 2/2 78 Novar Drive, Hyndland, Glasgow, G12 9TZ

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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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