



0/2 71 QUEENSBOROUGH GARDENS

HYNDLAND

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

0/2 71 Queensborough Gardens is a meticulously upgraded, two-bedroom, raised ground floor, traditional red sandstone tenement flat, situated in the highly sought after Hyndland district on one of the most sought-after streets, with exclusive use of the front garden. The property has been beautifully decorated and updated by the current owner, and boasts a plethora of period features throughout including detailed cornicing, architraves and feature fireplaces, whilst incorporating modern aspects throughout.

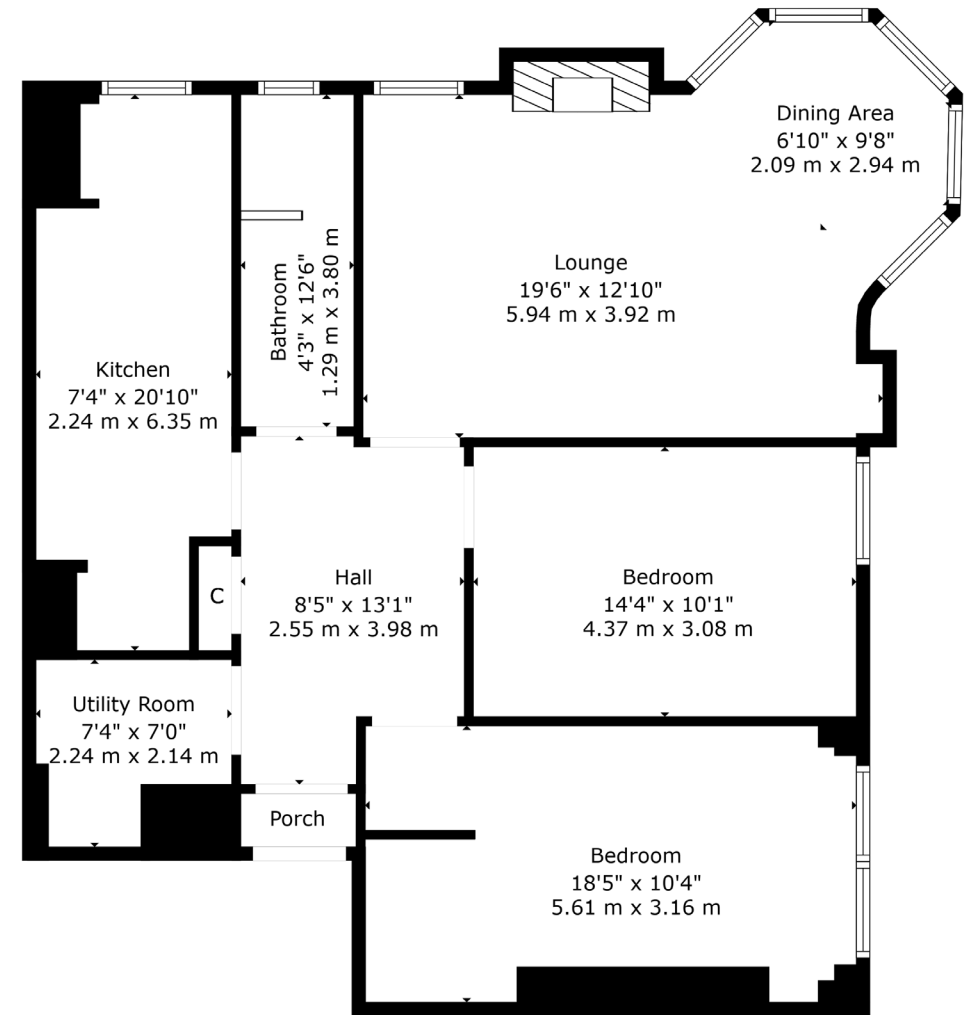
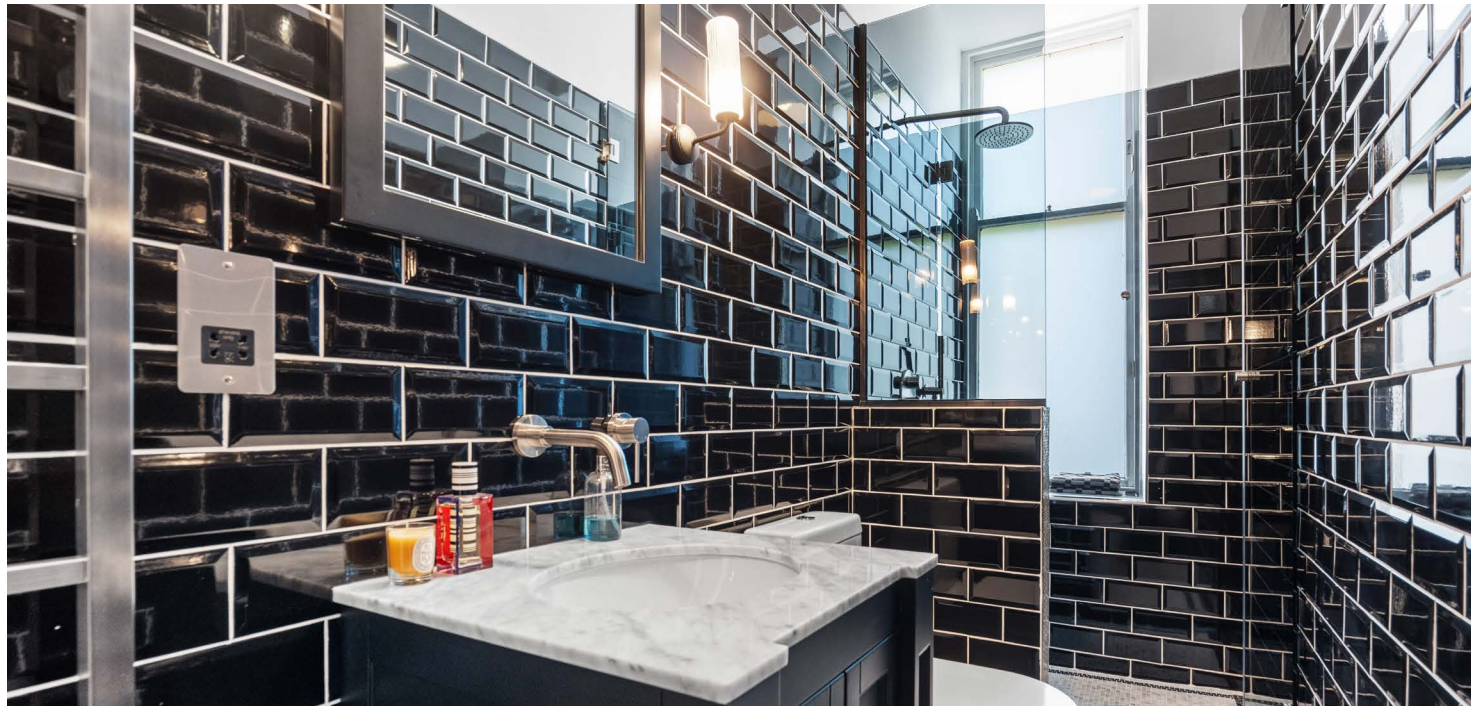
The accommodation is entered via a secure entry system to a beautifully maintained communal hall area with original mosaic tiling, stain glass and balustrade leading to the upper levels.

Internally, the property comprises of an entrance vestibule with Acoya wood front door, a large and welcoming reception hallway with access off to all apartments, and utility room off with Carrara marble slabs for splash back and fitted washing machine and dryer. There is a stunning corner bay windowed lounge to the front with wonderful cornicing, Black Kilkenny marble fireplace from circa 1800 supplied by Ryan & Smith, which has been converted to gas and fitted with Gazco burner, and a bespoke TV wall with floating shelf and matching alcove shelving/cabinet, with media wiring inside. There is a stunning, galley style kitchen to the rear boasting Bosch appliances, Quooker tap, Cosentino Dekton worktop and splashback, with the base and wall mounted units being purpose built to sit flush with the wall. There are two spacious double bedrooms, both offering space for free standing storage. To complete the accommodation on offer, there is striking three-piece suite shower room with bevelled Spanish subway wall tiles, marble mosaic floor tiling with underfloor heating, Carrara marble top and stand-alone rainfall shower.

The property boasts gas central heating with original cast iron radiators throughout, Worcester Bosch boiler installed in 2023, and refurbished single glazed sash and case windows throughout. The property further benefits from exclusive use of the well maintained front garden and access to Queensborough Gardens pleasure gardens.

In more depth, the property has undergone an extensive renovation including; Ted Todd - Fleece flooring throughout, cornicing, architraves and door blocks throughout, Farrow and Ball paint throughout, natural fitted wooden blinds, and all internal doors replaced with bespoke natural wooden doors with raised & fielded panels, high Victorian ornate beads and 45mm thickness.





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.

WE5307 | Sat Nav: 71 Queensborough Gardens, Hyndland, Glasgow, G12 9TT

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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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