



**2/2 44 HUGHENDEN ROAD**  
HYNDLAND

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

2/2 44 Hughenden Road is a splendid, two bedroom second floor flat, with private allocated parking. Built in 2011 by Manor Kingdom, 'Devonshire Row' is a wonderful modern development in an enviable location in the West End.

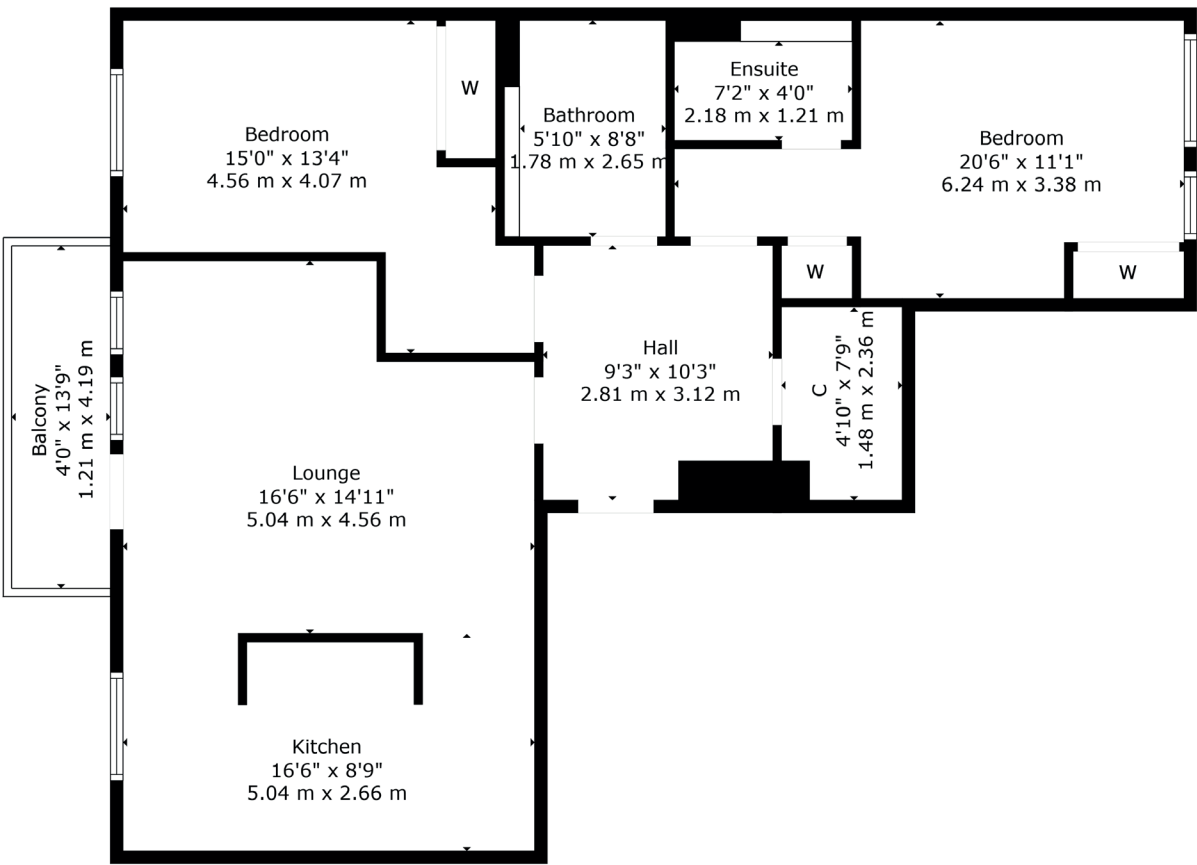
The property is initially accessed via a security-controlled doorway to a beautifully maintained communal hallway, with lift access to all levels. The internal accommodation offers high-end finishings and comprises; a welcoming reception hallway with expansive storage cupboard off, a superb semi open plan sitting room, and contemporary kitchen with a range of base and wall mounted units, high end integrated appliances and private balcony off, over-looking the beautifully maintained communal front gardens. There are two well-proportioned double bedrooms, both offering built-in storage and Juliet balconies, and the principal further benefiting from a stylish en-suite shower room. A beautiful family bathroom completes the accommodation on offer.

The apartment benefits from gas central heating, double glazing, lift access, private balcony and an allocated parking space to the rear of the development.









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.

**WE5318** | Sat Nav: 44 Hughenden Road, Hyndland, Glasgow, G12 9UF

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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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