



0/2 7 DUDLEY DRIVE

HYNDLAND

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

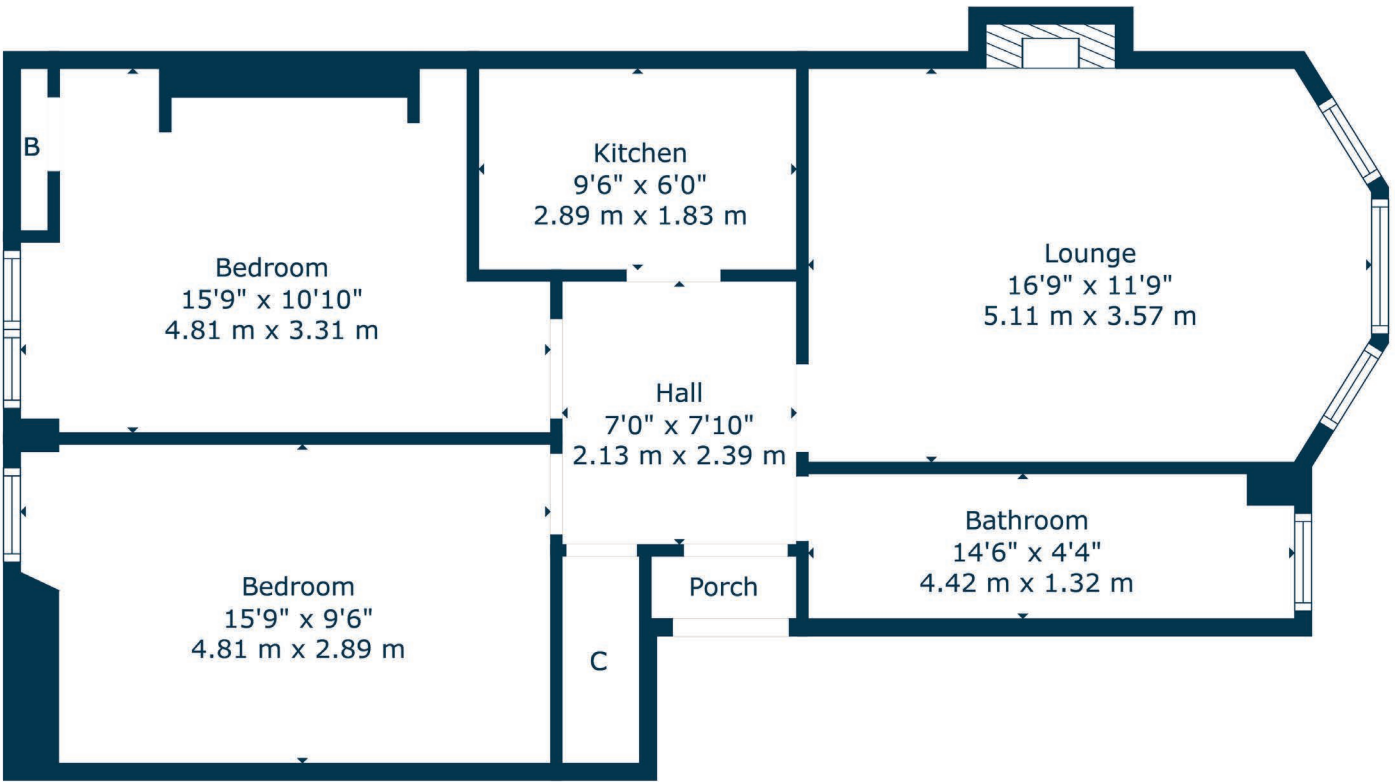
Located at the foot of Clarence Drive in the sought-after Hyndland area, this beautifully refurbished ground floor tenement flat offers stylish, modern living just moments from a vibrant selection of cafes, restaurants, and independent shops.

The property has been thoughtfully upgraded by the current owner and is presented in excellent condition throughout. Access is via a secure entry system, leading into a well-maintained communal hallway. A traditional storm door opens into a bright and welcoming reception hallway, complete with a generous storage cupboard.

The internal accommodation comprises a spacious bay-windowed lounge, a contemporary internal kitchen fitted with a range of integrated Bosch appliances, two generously sized double bedrooms, and a sleek, modern shower room.

Additional features include gas central heating with a new boiler, double glazing, new flooring throughout, fresh decoration and private front garden. On-street residents' parking is available by permit through 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.

WE5327 | Sat Nav: 0/2 7 Dudley Drive, Hyndland, Glasgow, G12 9SE

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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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Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendenq@corumproperty.co.uk

www.corumproperty.co.uk