



3/2 23 POLWARTH STREET
HYNDLAND

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2 | BEDROOMS

1 | BATHROOMS

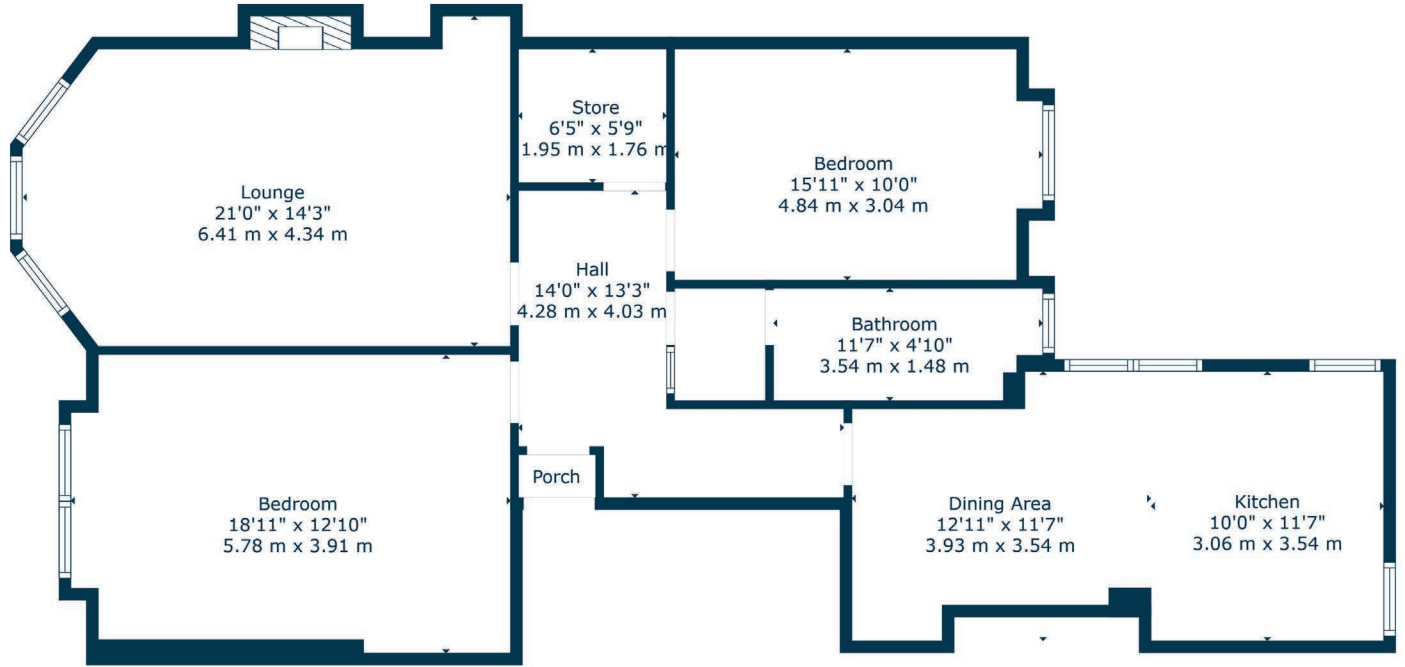
1 | PUBLIC ROOMS

3/2 23 Polwarth Street is a wonderful two-bedroom, third floor traditional red sandstone tenement flat, situated in the highly sought after Hyndland area. The property has been beautifully upgraded and well-maintained by the current owners, and boasts a plethora of period features throughout including stain glass, woodwork, cornicing and feature fireplaces.

The building 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 to the rear bedroom. There is a stunning bay windowed lounge to the front with original features, beautiful fireplace and striking open views down Polwarth Street, and an expansive, triple aspect modern dining kitchen to the rear, fully fitted with ample base storage units and space for dining. There are two spacious double bedrooms, both offering space for free standing storage, and finally, a well-appointed family bathroom with three-piece suite and shower over bath completes the accommodation on offer.

The flat has gas central heating, 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.

WE5329 | Sat Nav: 3/2 23 Polwarth Street, Hyndland, G12 9UD

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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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