



**MAIN DOOR 5 NOVAR DRIVE**  
**HYNDLAND**

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**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**This exceptional three-bedroom main door flat is situated in the heart of Hyndland, offering a rare opportunity to own a main door in one of the area's most sought-after locations. Boasting its own private front garden, the property combines charm, space, and practicality in equal measure.**

Upon entering, you are welcomed by a stunning reception hall featuring beautifully refurbished original wooden flooring and a striking stained glass front door. The bright and spacious lounge is a standout feature, with its elegant corning, an attractive fire surround, and a cosy wood burner that adds warmth during the colder months.

Each of the three double bedrooms is generously sized. The principal bedroom includes a stylish en-suite shower room and showcases delightful original features, such as a classic fireplace and ornate ceiling plasterwork.

To the rear of the property, the well-appointed dining kitchen is fitted with granite worktops, integrated appliances, and plentiful storage. A useful utility room offers additional functionality and enjoys views over the immaculate shared rear garden. Completing the accommodation on offer is a beautifully presented family bathroom.

The property also benefits from gas central heating and access to on-street residents' permit parking, is available through request to Glasgow City Council.





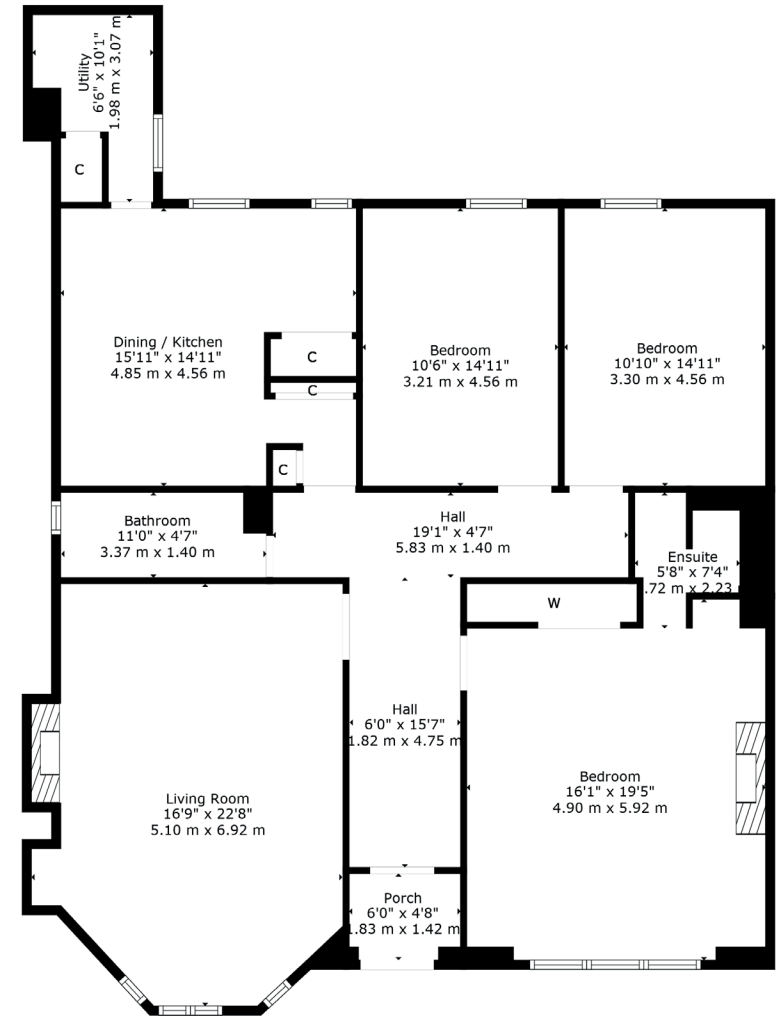












Hyndland is highly regarded as the social hub of the West End. The area has been truly transformed in the last ten years with a number of excellent bars and restaurants, and also a variety of independent shops and boutiques.

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.

**WE5369** | Sat Nav: 5 Novar Drive, Hyndland, Glasgow, G12 9PX

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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