



1/2 60 AIRLIE STREET
HYNDLAND

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2 | BEDROOMS

1 | BATHROOM

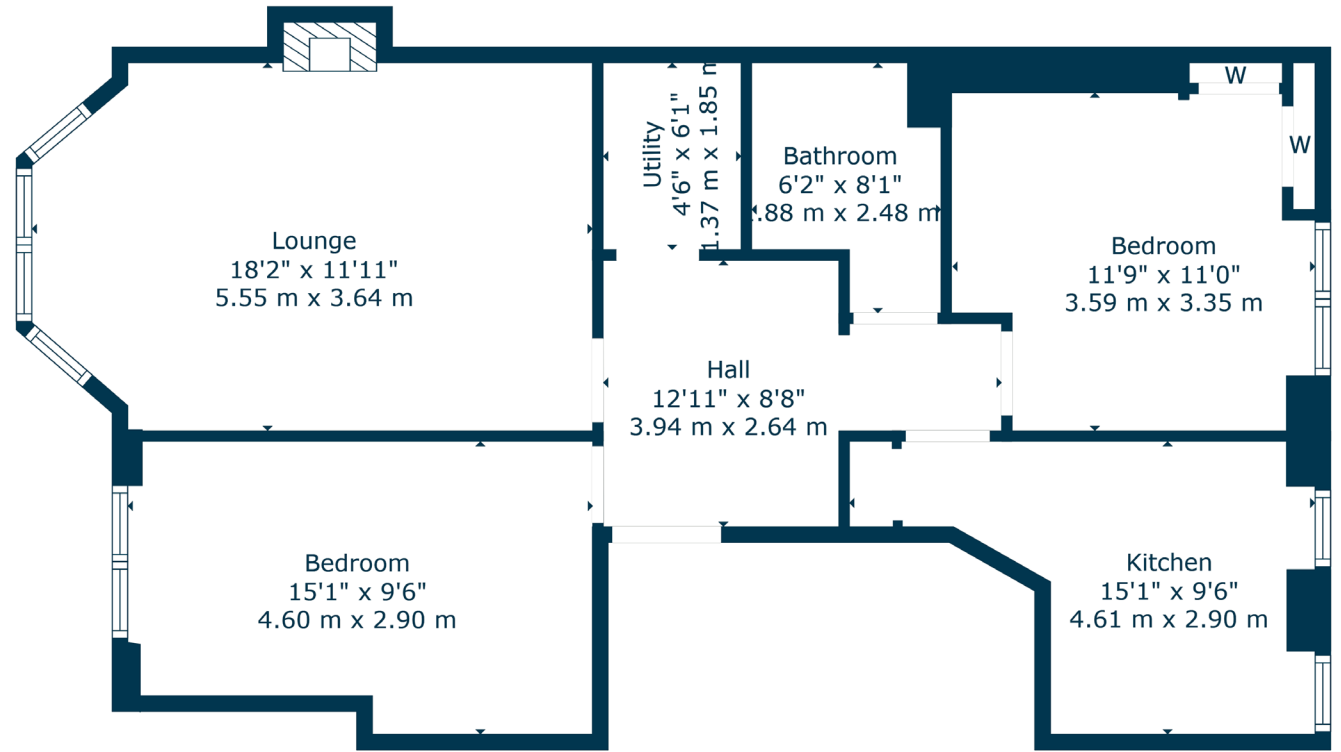
1 | PUBLIC ROOM

Situated on the preferred first floor at 60 Airlie Street, is this superb and beautifully presented two-bedroom tenement flat, boasting a plethora of period features including cornicing, architraves and feature fireplaces. Located in the very heart of Hyndland and in close proximity to enjoy the extensive amenities the local area has to offer, the property is certain to be of interest to a wide range of buyers.

The tenement is accessed via a secure entry system leading into a very well-kept communal hall and in turn provides access to the well-maintained residents rear gardens. The internal accommodation, which has been lovingly maintained and upgraded by the current proprietors, comprises of; welcoming reception hall with a storage/utility room off, and a fantastic bay windowed lounge to the front with feature fireplace and beautiful cornice work. To the rear, is a modern kitchen installed in 2023 with plentiful supply of base and wall mounted units, boiling water tap, wine cooler, integrated appliances and open outlook over the well-maintained communal gardens. There are two well-portioned double bedrooms, both offering ample space for free standing storage and finally, a stylish family bathroom, renovated in 2024, with three-piece suite, tastefully completes the accommodation on offer.

The property has double glazed windows throughout, gas central heating with Google Home heating system and a secure entry system. Externally, the building has undergone extensive roof repairs and re-tarmacking to the back lane has been carried out. 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.

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.

WE5372 | Sat Nav: 1/2 60 Airlie Street, Hyndland, Glasgow, G12 9SW

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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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