



0/1 21 PARTICKHILL ROAD
PARTICKHILL

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2 | BEDROOMS

1 | BATHROOM

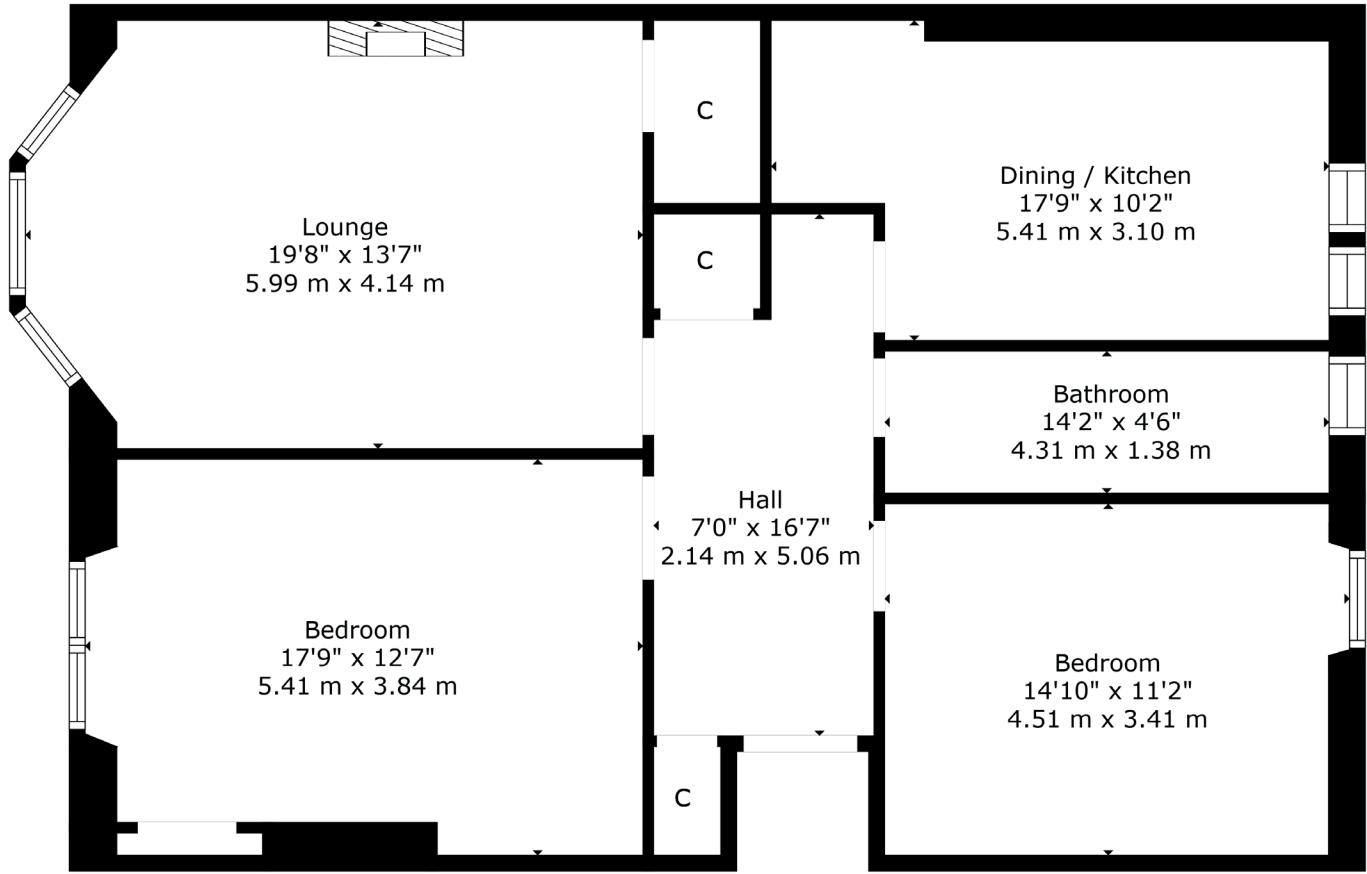
1 | PUBLIC ROOM

Enjoying a stunning open outlook down Hyndland Avenue towards Hyndland Road, this generously proportioned two-bedroom ground floor flat forms part of a traditional red sandstone tenement in Glasgow's sought-after West End. The property boasts exclusive use of the front garden, a rare elevated South facing rear position, and access to a beautifully maintained communal garden.

The building features a secure entry system and a charming traditional close leading to the flat's entrance vestibule. Internally, the accommodation includes a welcoming reception hall with ample storage off, a bright front-facing lounge with bay window, focal-point fireplace, and built-in storage, and a spacious, fitted dining kitchen to the rear. There are two well-proportioned bedrooms, a modern three-piece bathroom with shower over bath, and gas central heating. The flat also benefits from newly installed sash and case double glazing, an external cellar (accessed via the close), and a shared coal cellar accessed from the garden.

A rare opportunity to secure a classic West End flat with generous proportions, wonderful aspect, beautiful garden spaces and excellent storage, in location in Partickhill and on the edge of Hyndland.





Partickhill Road is equidistant to both Hyndland Road and Dumbarton Road and is ideally located for the wide variety of local shops, cafés, bars and eateries in the area.

Hyndland Road offers a good selection and Byres Road offers even more, including a library, cinema and underground station.

The area as a whole proves popular with those requiring access to Glasgow University, Kelvingrove Park and Art Galleries, and the Botanic Gardens. There are also excellent road networks linking to the M8, accessing central Scotland and Glasgow International Airport.

The property is well placed for access to a number of major employers, including the BBC, STV, Glasgow University and several hospitals.

WE5382 | Sat Nav: 21 Partickhill Road, Partickhill, Glasgow, G11 5BP

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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