



**1/2 3 HAYBURN CRESCENT**  
**PARTICKHILL**

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**1/2 3 Hayburn Crescent is a fantastic first floor flat that has been beautifully upgraded and presented by the current proprietor. It further boasts open aspects to the front and rear of the property.**

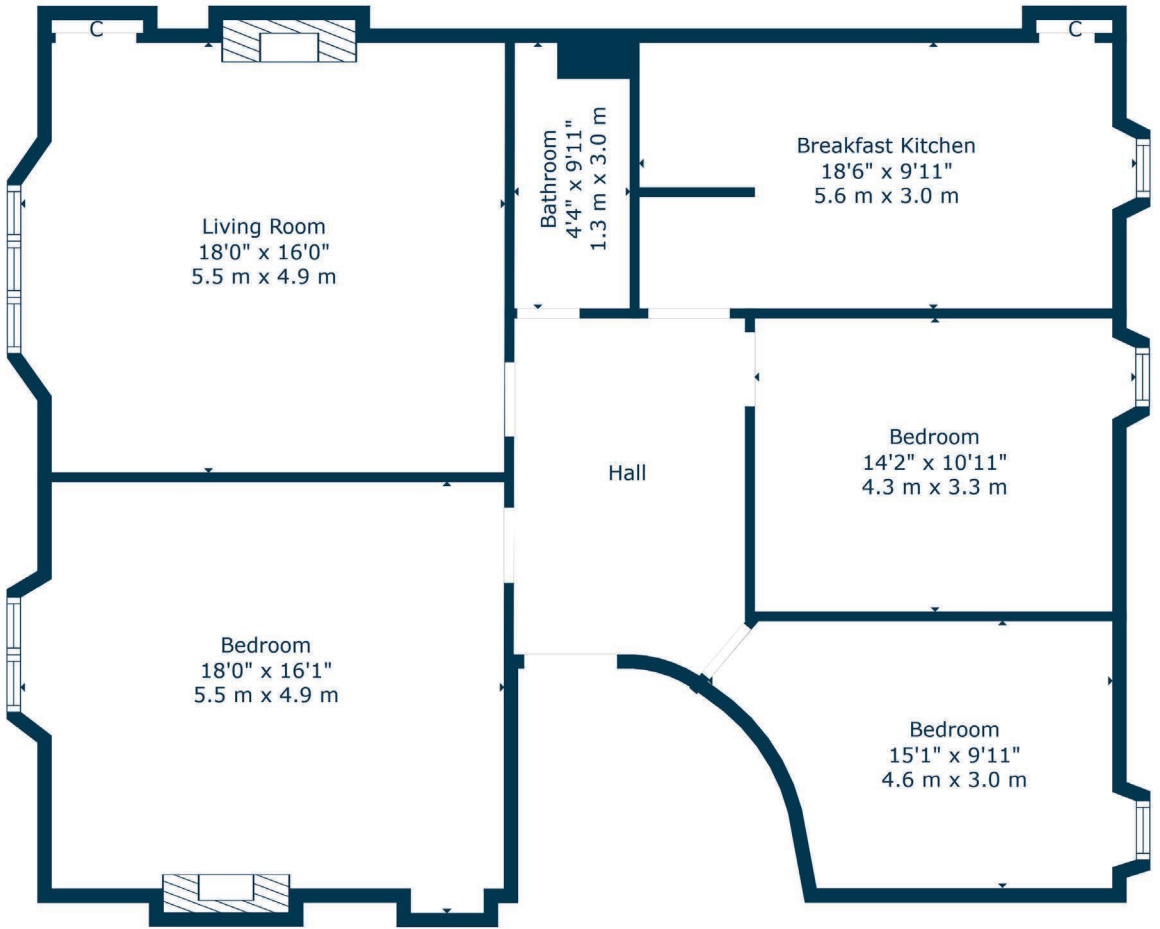
The property is flooded with natural light due to its elevated position and is initially accessed via entry to a well-maintained residents' hall, which in turn provides access to the immaculate residents' gardens at the rear. The internal accommodation comprises a large, welcoming reception hallway and a stunning bay-windowed lounge with a feature fireplace, ample space for dining and open aspects to the front. There is a good-sized modern dining kitchen to the rear, boasting a range of base and wall-mounted units, integrated appliances and space for dining. There are three well-proportioned double bedrooms, all offering ample space for free-standing storage and finally, a stylish family bathroom with a three-piece suite completes the accommodation on offer.

The flat benefits from gas central heating with new Worcester boiler installed in 2022, newly installed double glazed sash and case units to the front and double-glazed units to the rear, new circuit board installed with additional sockets and lighting, and lovely communal rear gardens. Residents' on-street permit parking, which can be obtained via Glasgow City Council.









Partickhill 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.

**WE5386** | Sat Nav: 1/2 3 Hayburn Crescent, Partickhill, Glasgow, G11 5AU

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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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