



2/1 11 AIRLIE STREET
HYNDLAND

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

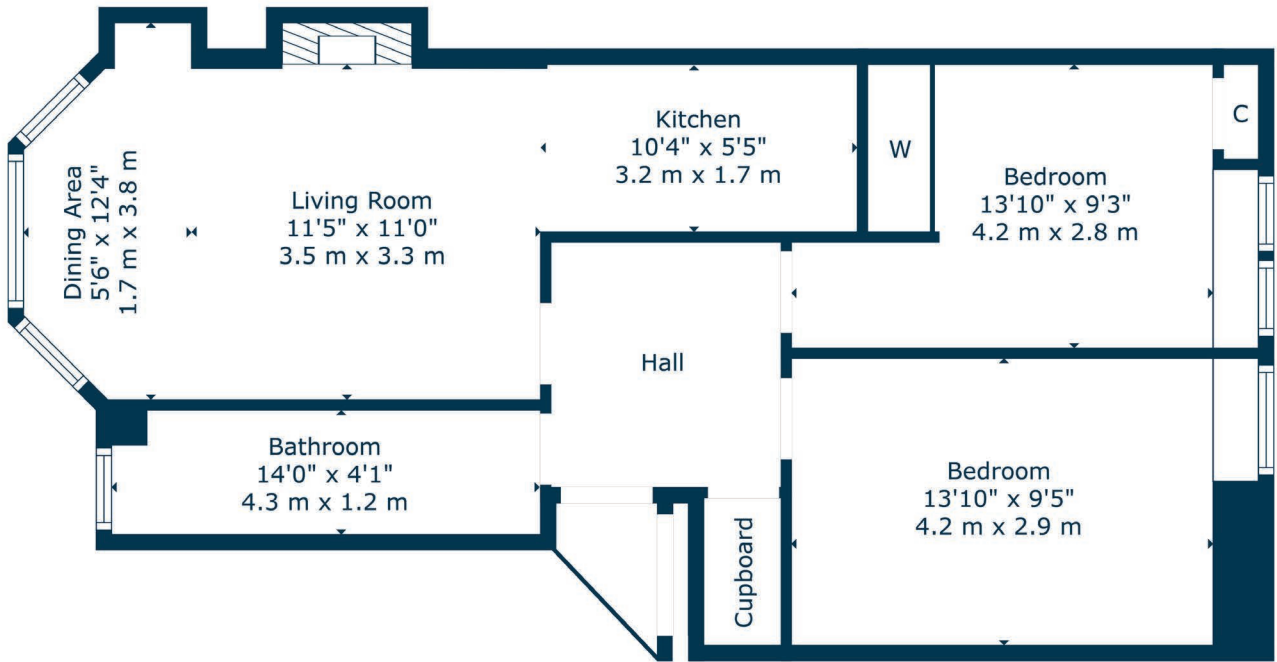
Located on Airlie Street in the sought-after Hyndland area, this beautifully refurbished second floor tenement flat offers stylish, modern living just moments from a vibrant selection of cafes, restaurants, and independent shops.

The property has been thoughtfully upgraded by the current owner and is presented in excellent condition throughout. Access is via a secure entry system, leading into a well-maintained communal hallway.

The internal accommodation comprises; entrance vestibule, welcoming reception hallway with large storage cupboard off, and a bright and spacious bay-windowed lounge to the front overlooking the tree-lined street, with feature fireplace, space for dining in the bay and a contemporary open plan kitchen off, fitted with a range of base and wall mounted units and integrated appliances, including a dishwasher, induction hob and washer-dryer. There are two generously sized double bedrooms, both offering ample space for free-standing storage. A stylish shower room with three-piece suite completes the accommodation on offer.

Additional features include gas central heating, secure door entry system, double glazing throughout with new sash and case units to the front, and well-maintained communal gardens to the rear. On-street residents' parking is available by permit through 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.

WE5394 | Sat Nav: 2/1 11 Airlie Street, Hyndland, Glasgow, G12 9RJ

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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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