



**3/2 68 QUEENSBOROUGH GARDENS**

**HYNDLAND**

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c o r u m





2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**3/2 68 Queensborough Gardens is a bright and spacious two-bedroom apartment situated on the top (third) floor of this well-maintained red sandstone tenement building. Located in the highly sought after Hyndland district, this property is perfectly positioned to take full advantage of a wealth of local amenities and transport links.**

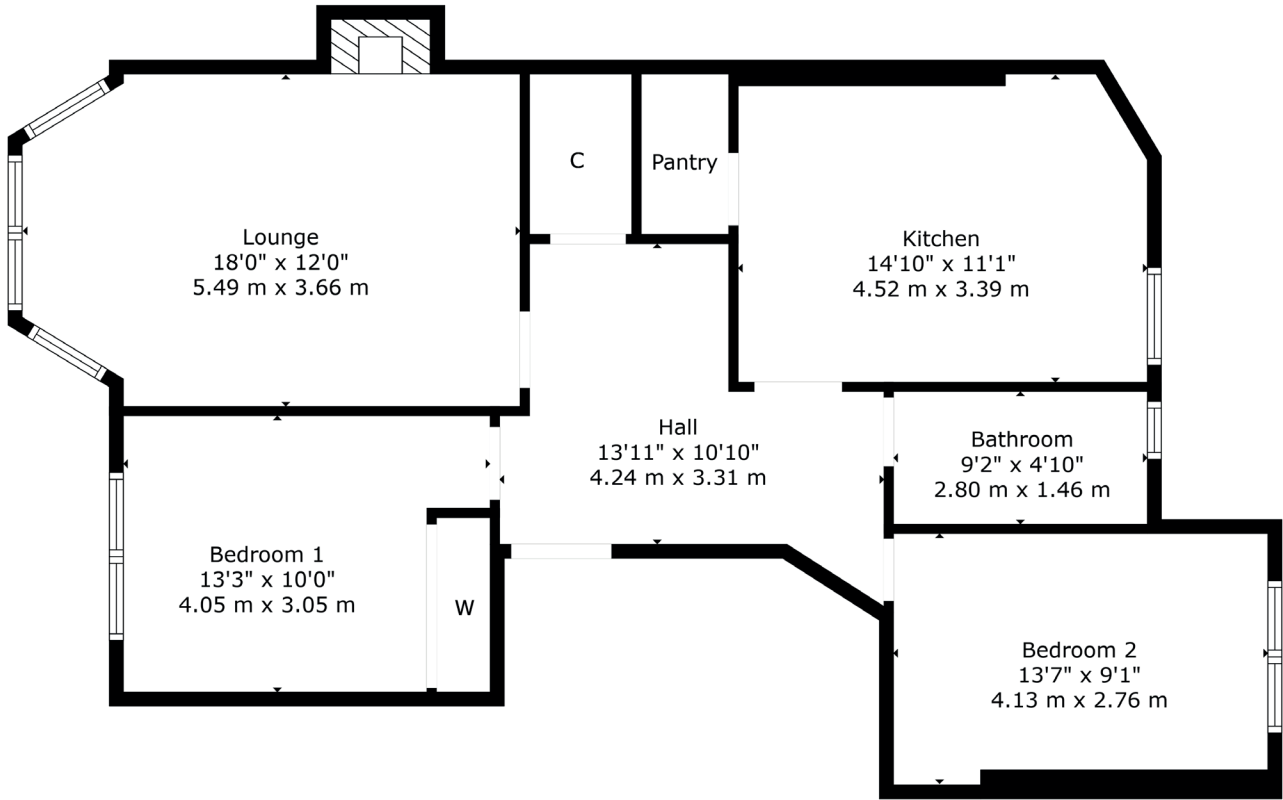
The building is initially entered via a secure, communal door into a well-maintained residents hall, with access to the rear gardens. Internally, the property is offered with an array of period features including detailed cornicing, tall skirtings, feature fireplaces and architraves, and the accommodation comprises; welcoming reception hall with large storage cupboard off, stunning bay windowed lounge with feature fireplace and open outlook over the well-maintained pleasure gardens, and a modern, dining kitchen to the rear, boasting a range of base and wall mounted units, space for dining and walk-in pantry. There are two well-proportioned double bedrooms, both with ample space for free standing storage, and a modern three-piece suite bathroom with over bath shower, completes the accommodation on offer.

The property has double glazed sash and case windows, gas central heating, secure entry system, communal rear garden and direct access to Queensborough Gardens. It also benefits from residents on street permit parking, which can be requested via Glasgow City Council. The building has also undergone extensive roofing and fabric repairs in 2018/2019.









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.

**WE4455** | Sat Nav: 68 Queensborough Gardens, Hyndland, Glasgow, G12 9TU

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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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