



12 HAYBURN CRESCENT

PARTICKHILL

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A rare opportunity to acquire an elevated and beautifully presented main door apartment, boasting period features throughout, including original floorboards, cornicing, architraves, and feature fireplaces.

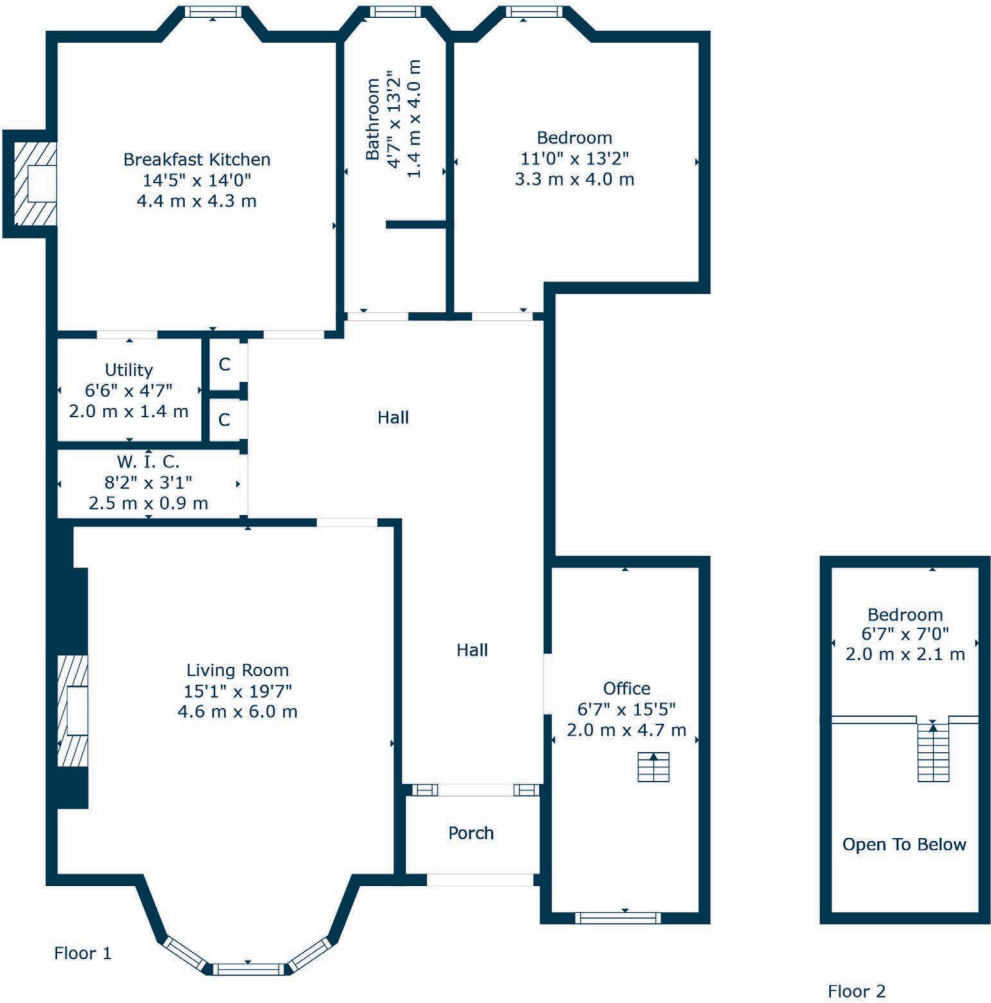
The stunning internal accommodation opens from an entrance vestibule with storm doors and a large L-shaped hallway with ample storage space off. To the front, there is a bright and spacious bay-windowed living room with a working gas, period-style fireplace and open aspects over the well-maintained private grounds. The stylish dining kitchen to the rear has been recently updated with a range of base and wall mounted units from The Wee Kitchen Company and modern integrated appliances throughout. There is space for dining and a good-sized utility room off. The property has a spacious double bedroom to the rear with beautiful open aspects, and a second bedroom to the front with a built-in loft bed, that is currently set up as a home office and guest room. To complete the accommodation on offer, there is a beautifully modernised family bathroom with three-piece suite and shower over bath.

The property benefits from gas central heating, a recent full re-wire, restored sash and case windows to the front and double glazing to the rear, and access to the well-maintained communal gardens to the rear. It is within walking distance of excellent transport links, shops, and nursery to secondary schools. On street permit parking is also available via request to Glasgow City Council.









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.

WE5402 | Sat Nav: 12 Hayburn Crescent, Partickhill, Glasgow, G11 5AX

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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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