



0/2 103 QUEENSBOROUGH GARDENS
HYNDLAND

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

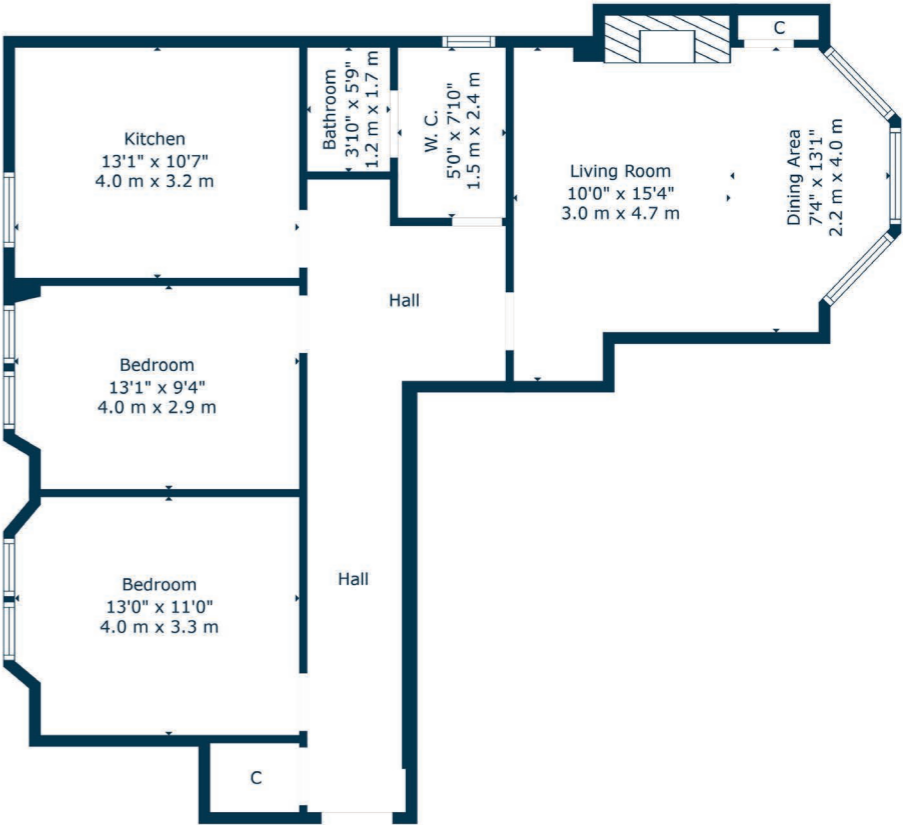
0/2 103 Queensborough Gardens is a beautiful, two-bedroom, raised ground floor, traditional red sandstone tenement flat, situated in the highly sought after Hyndland district. The property has been beautifully decorated and updated by the current proprietors and boasts a plethora of period features throughout, including detailed cornicing, stain glass, architraves, original floorboards, original and well maintained sash and case windows, feature fireplaces and also incorporates modern aspects throughout.

The accommodation is entered via a secure entry system to a beautifully maintained communal hall area with original wall tiling, and balustrade leading to the upper levels.

Internally, the property comprises of an entrance vestibule with striking stain glassed front door opening to a large and welcoming reception hallway, with storage cupboard and access off to all apartments. There is a stunning bay windowed lounge to the front with wonderful cornicing, feature fireplace and an open aspect over the well-maintained pleasure gardens. There is a stunning, dining sized kitchen to the rear boasting a range of base and wall mounted units, integrated appliances and is extremely bright due to its south facing aspect. There are two spacious double bedrooms to the rear, both offering space for free standing storage and both with open aspects over the beautifully maintained communal gardens. To complete the accommodation on offer, there is a well-appointed three-piece suite bathroom with shower over bath.

The property boasts gas central heating, well-maintained sash and case windows, secure door entry system, a beautifully maintained communal close with shared storage cupboard and south facing rear communal gardens. The property further benefits from a private, well-maintained, and spacious front garden and access to Queensborough Gardens pleasure gardens. Permit parking is available on request via 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.

WE5404 | Sat Nav: 0/2 103 Queensborough Gardens, Hyndland, Glasgow, G12 9RS

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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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