



2/1 40 WESTBOURNE GARDENS
HYNDLAND

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

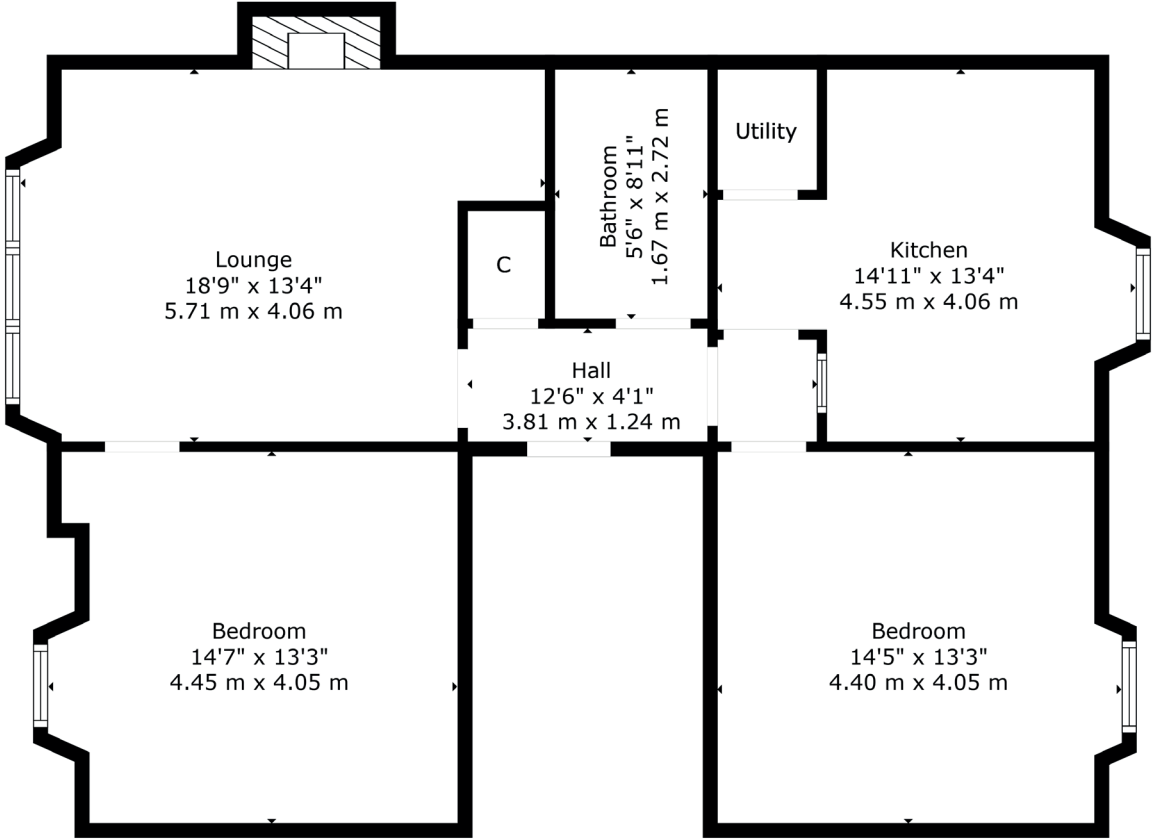
Situated in the heart of the West End, this fabulous second floor apartment enjoys an enviable position on the highly sought-after Westbourne Gardens—one of Hyndland's most prestigious and desirable addresses. With access to the beautifully maintained private residents' gardens, among the finest in Glasgow, this home offers a rare blend of period charm and a prime location.

The property is accessed via a stunning communal entrance, showcasing original features and a traditional staircase that leads to all floors. Internally, the accommodation comprises a welcoming reception hall, a bright and spacious lounge with leafy outlooks, and a generously sized double bedroom to the front. To the rear, there is another large double bedroom, along with a modern, well-appointed dining kitchen, with useful utility space. Completing the layout is a stylish family bathroom and storage cupboard off the hall.

Additional benefits include on-street permit parking and a superb location, perfectly placed to enjoy everything the vibrant West End has to offer—from independent shops and cafés, to excellent transport links and green spaces.

Ideal for professionals, couples, or those seeking a prime West End residence, this exceptional home combines space, character, and an unbeatable setting.





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.

WE5410 | Sat Nav: 40 Westbourne Gardens, Hyndland, Glasgow, G12 9PF

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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