



FLAT 1 12 KINGSBOROUGH GARDENS

HYNDLAND

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4 | BEDROOMS
3 | BATHROOMS
2 | PUBLIC ROOMS

Located on arguably the finest address in Glasgow’s West End, this remarkable ground and garden level conversion at 12 Kingsborough Gardens offers elegant proportions, flexible living space, and rare private outdoor space — including a private garden and off-street parking for two cars.

Positioned within a handsome B-listed blonde sandstone townhouse built circa 1855, on this sought-after residents’ garden crescent, the property combines timeless period charm with practical modern living. Entering at elevated ground level, you are welcomed into a generous and beautifully proportioned reception hall. The standout feature of this floor is the magnificent drawing room to the front — a room of true scale and elegance, featuring intricate original cornicing, a striking bay window, and views over the landscaped residents’ gardens.

To the rear is the principal bedroom, a quiet and peaceful space complete with extensive fitted wardrobes and a luxurious en-suite bathroom finished with quality fittings. This level also includes two additional storage cupboards and an elegant stairwell leading to the garden level below.

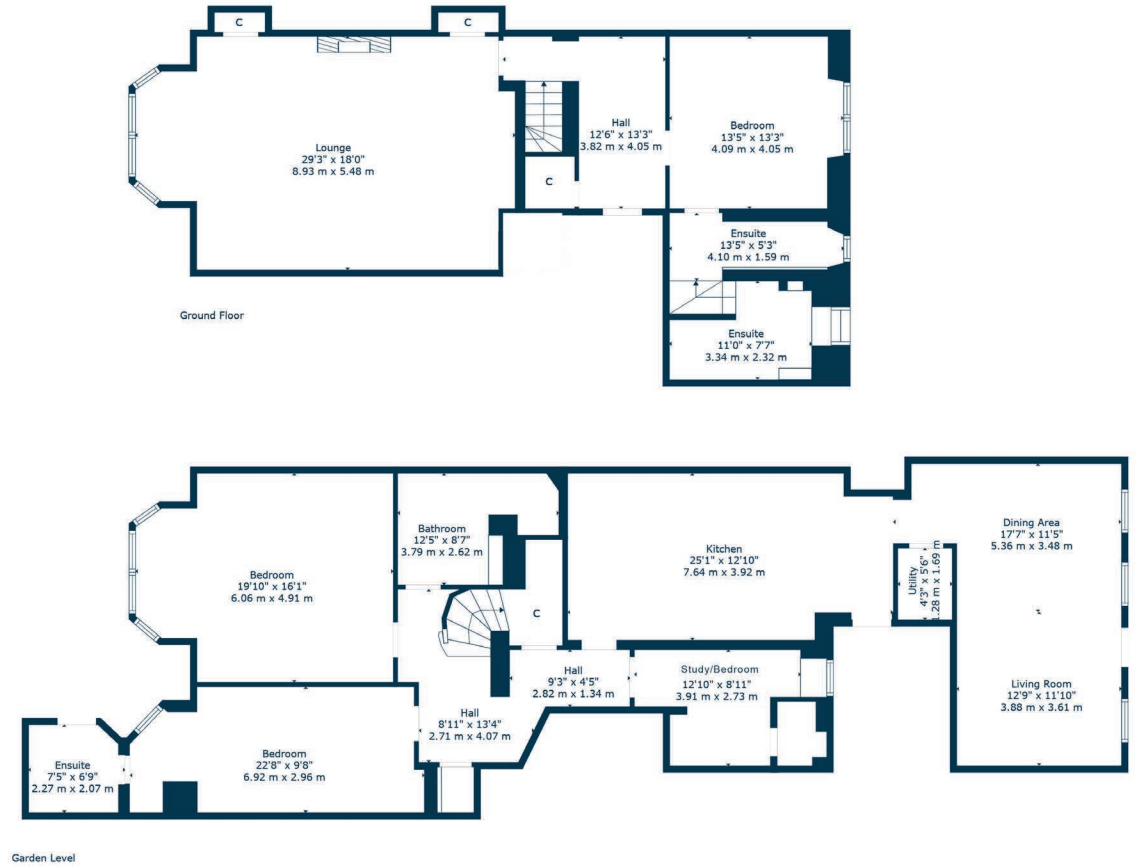
On the lower floor, the accommodation continues with three further bedrooms. One is currently used as a home office, perfect for remote working, while the other benefits from a stylish en-suite shower room, with door out to the private front well. A spacious and modern family bathroom serves the remaining rooms, and a separate utility room adds valuable practicality. The heart of the home is found at the rear of the garden level — a generous dining kitchen with ample space for family life and entertaining. Off this, a cosy and inviting rear sitting room offers direct access to the private garden, creating a wonderful flow for indoor-outdoor living. There is also a wonderful private central patio off the kitchen. Excellent storage is provided throughout the property, including multiple built-in cupboards on both levels.

Externally, the flat boasts direct access to a fully enclosed and private rear garden, ideal for relaxing or entertaining. Crucially, the property also benefits from private off-street parking for two vehicles — a rarity in such a prime location. Situated in the very heart of Hyndland, Kingsborough Gardens is a tranquil, tree-lined address just moments from vibrant Hyndland Road and Byres Road. Glasgow Botanic Gardens, acclaimed schools, excellent public transport links, and an array of restaurants, cafés and boutiques are also all within walking distance.









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.

WE5421 | Sat Nav: Flat 1 12 Kingsborough Gardens, Hyndland, Glasgow, G12 9QB

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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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