



**1/1 9 DUDLEY DRIVE**  
HYNDLAND

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1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

1/1 9 Dudley Drive is a bright and spacious, one bedroom apartment situated on the preferred first floor of this well-maintained red sandstone tenement building, that has recently undergone extensive roofing and fabric works. 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.

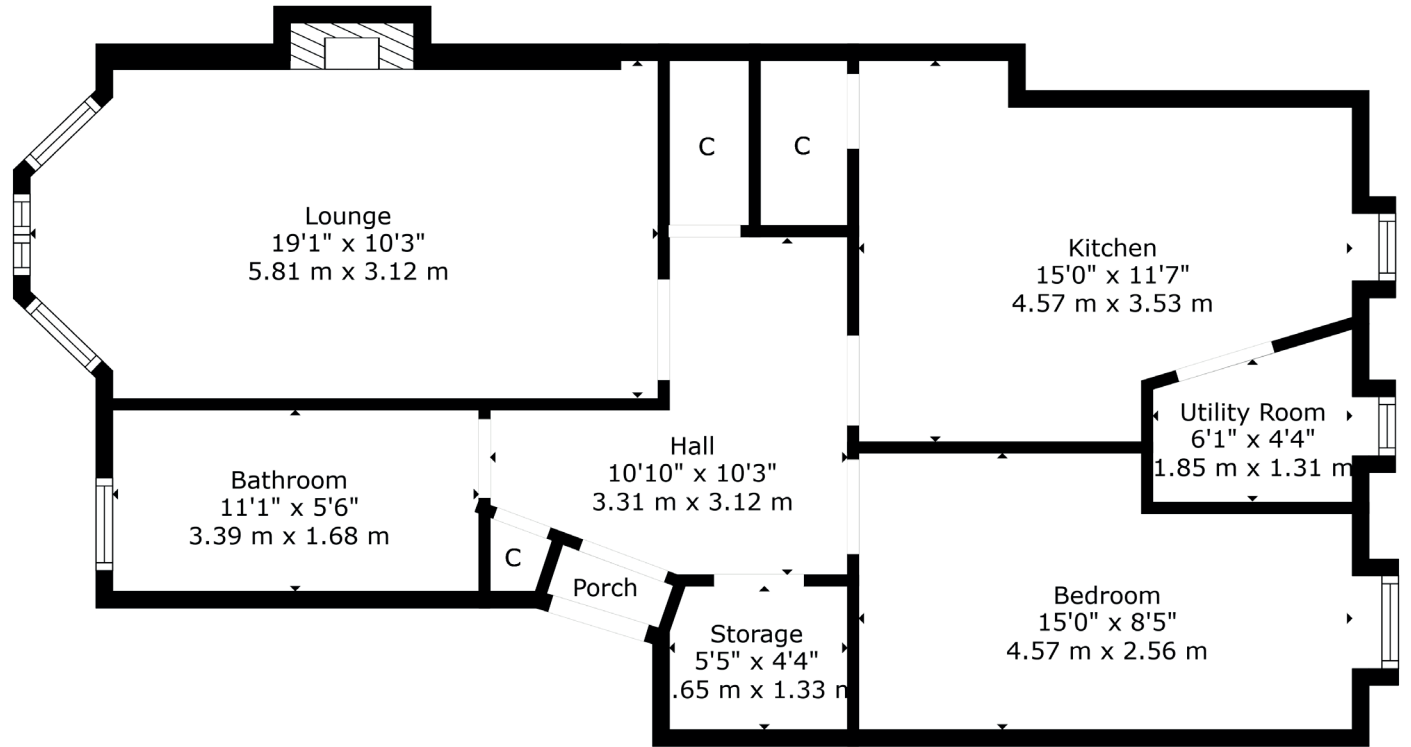
The building is initially entered via a secure, communal door into a well-maintained residents hall, with access to the well-maintained rear gardens. The internal accommodation comprises: entrance vestibule, welcoming reception hall with three storage cupboards off, and a stunning bay windowed lounge with feature fireplace and open outlook over the well-maintained pleasure gardens to the front. To the rear, is a good sized, modern dining kitchen, boasting a range of base and wall mounted units, open views, walk-in pantry, utility off and ample space for dining. A well-proportioned double bedroom 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 windows throughout, gas central heating, secure entry system, well-maintained communal rear garden and direct access to the pleasure gardens to the front of the building. It also benefits from residents on street permit parking which can be requested 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.

**WE5427** | Sat Nav: 9 Dudley Drive, Hyndland, Glasgow, G12 9SF

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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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