



3/1 28 POLWARTH STREET
HYNDLAND

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

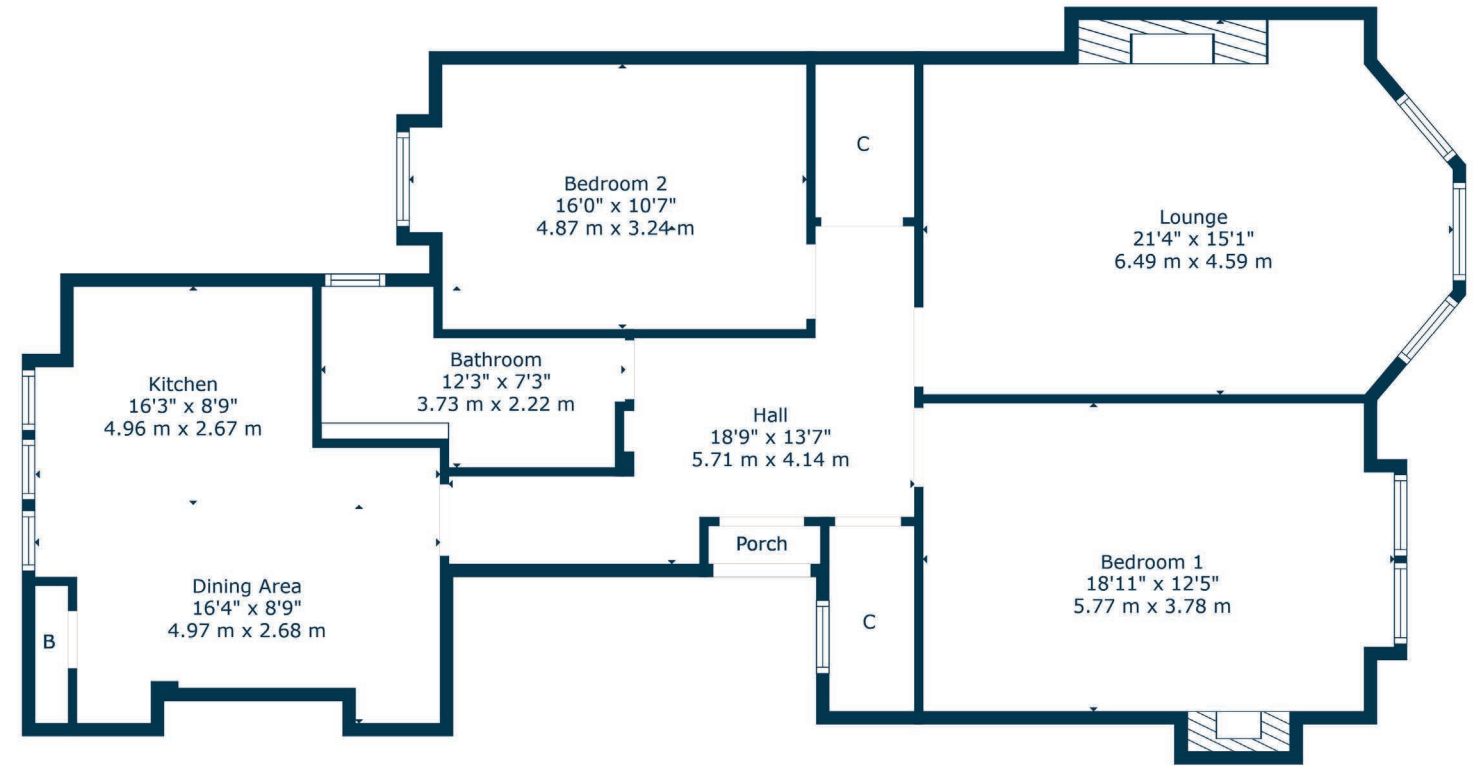
Located in a handsome red sandstone building, this beautifully presented top-floor apartment offers a blend of period charm and contemporary design. Set within Glasgow's sought-after West End and within one of its most popular districts, Hyndland, the property is in true walk-in condition and showcases a wealth of original features including stained glass windows, intricate cornicing, high ceilings, and beautiful wooden floors.

The spacious hallway leads to an impressive bay-windowed lounge with a traditional fireplace and original tiling. The recently refurbished kitchen, situated to the rear, is a standout feature, offering modern units, built-in appliances, a striking quartz breakfast island with gas hob, and an integrated dining and bar area.

There are two generously sized double bedroom, each with original fireplaces, while the stylish bathroom includes a walk-in shower, bath, and sleek modern fittings. Additional practical storage is provided by two large cupboards off the hall.

In addition, the property has gas central heating, double glazing and residents have access to a shared rear garden via a secure passageway on the ground floor.





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.

WE5431 | Sat Nav: 3/1 28 Polwarth Street, Hyndland, Glasgow, G12 9TX

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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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