



105 QUEENSBOROUGH GARDENS

HYNDLAND

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3 | BEDROOMS

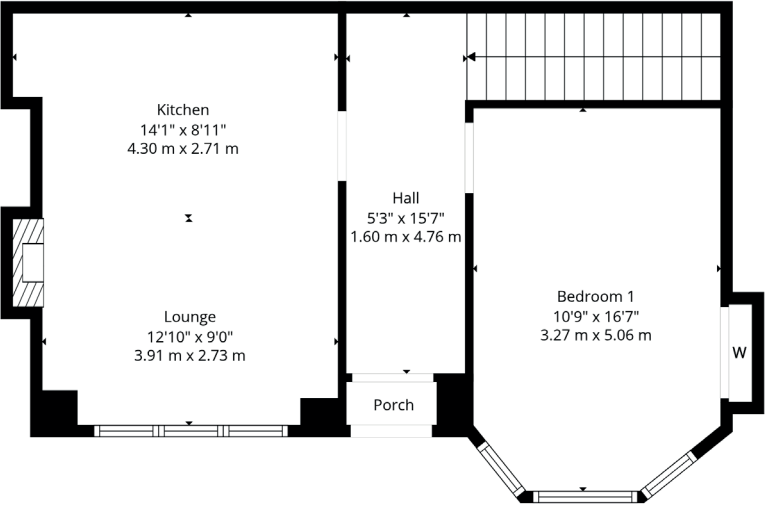
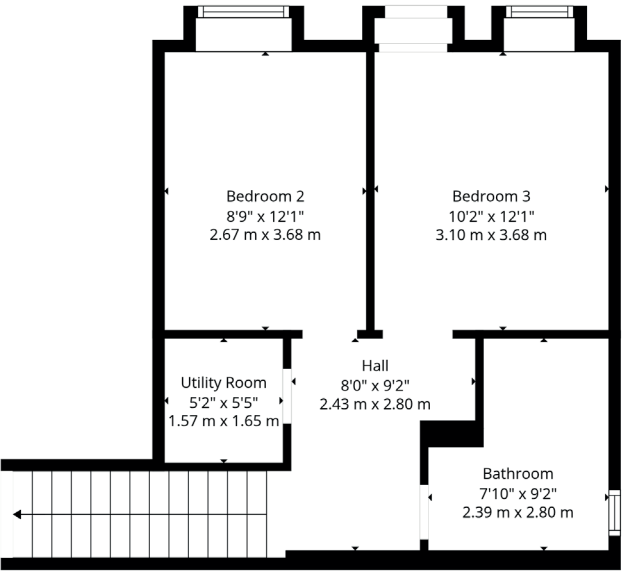
1 | BATHROOM

1 | PUBLIC ROOM

A rare opportunity to acquire an elevated and beautifully presented main door duplex apartment, with the stylish internal accommodation comprising; entrance vestibule with storm doors, and a welcoming reception hallway with access to a modern open plan kitchen/lounge to the front, with three large windows flooding the space with natural light, feature fireplace, cornicing, open aspects over the well-presented pleasure gardens, and ample space for dining. To complete this level is a bright and spacious bay windowed double bedroom, offering ample space for free-standing storage and again, with beautiful open aspects. Stairs off the hall lead to the lower level, where you will find a stylish family bathroom with three-piece suite, utility room and two well-proportioned double bedrooms, one of which provides direct access to the immaculately presented, south facing, communal rear gardens.

The property benefits from gas central heating, a mixture of sash and case units to the front and double glazing to the rear, exclusive use of an enclosed garden to the front and access to the well-maintained pleasure gardens. On street permit parking is also available via request to 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.

WE5438 | Sat Nav: 105 Queensborough Gardens, Hyndland, Glasgow, G12 9RS

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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YOUR FUTURE



Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendnq@corumproperty.co.uk

www.corumproperty.co.uk