



A superb main door apartment in Hyndland

174 Hyndland Road, Glasgow, G12 9HZ



Reception hall • Dining kitchen • Sitting room
3 bedrooms • Bathroom

Glasgow Airport 8.3 miles
Glasgow city centre
Prestwick Airport
Edinburgh

Situation

174 Hyndland Road is set within the hugely desirable Hyndland area of Glasgow's West End. The area is defined by red and blond sandstone tenements, many of which are embellished with ornate doorway carvings and stained glass windows, built in the late Victorian and Edwardian eras. Hyndland Road is a busy hive of activity with a number of high quality delicatessens, cafés, local shops, bars and restaurants.

Only minutes to Great Western Road, Byres Road and Dumbarton Road, the latter provides easy access to the Expressway and onto the M8 motorway, one of Scotland's main trunk roads. A short walk away you will find Hyndland train station providing quick commuter access to the city centre and beyond.

Nearby leisure facilities include Hillhead Sports Club which has a gym, tennis courts and sports pitches, Hyndland bowling club and Kelvinside Academy playing fields

A good range of local and private schooling is in the area and it is an ideal location for those looking to study or work at Glasgow University or nearby Gartnavel Hospital.

Description

This main door double fronted apartment boasts a hugely desirable address in the heart of Hyndland, in walk in condition and offers spacious and versatile accommodation.

Entering through the main entrance or second entrance from the communal hallway, stepping into the large L shaped reception hall, traditional features are on prominent display, including high ceilings, ornate cornicing and ceiling roses. The living accommodation is located off the hall.

The generous living room has a large window to the front overlooking Hyndland Road, beautiful features, wood floor and a fireplace. The well-appointed dining kitchen has a range of contemporary floor and wall mounted storage units and built in appliances with views of the garden.





There are three well-proportioned double bedrooms, the master with a beautiful tall bay with sash and case windows and shutter surround.

The main bathroom includes a bath with curved end and shower over, WC, and wash hand basin.

Outside, the apartment has a large communal garden with a big expanse of lawn and drying green. The building and shared areas are maintained by Taylor Martin factors.

Local authority

Glasgow City Council

EPC Rating Band D

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills.

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





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Gross Internal Area = 151.8 sq m/1634 sq ft



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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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