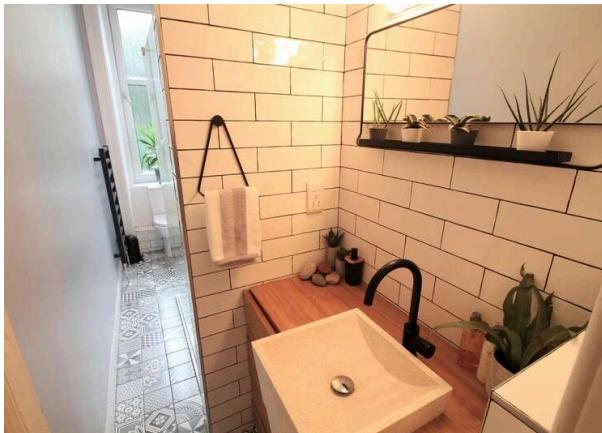


First Floor Flat
1/1 105 Clarence Drive, Hyndland, GLASGOW, G12 9RW
Offers Over £269,000

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Description

This is a truly stunning first floor flat forming part of a handsome sandstone building and enjoying a prime position within the sought after Hyndland district in Glasgow's West End. This larger style property is brought to the market in immaculate condition blending traditional features with stylish decor and contemporary fixtures and fittings.

You enter via storm doors off the first floor landing to an entrance vestibule and then through a stained glass panelled door to the impressive L-shaped reception hall. The oak flooring found here flows through to the lounge. There are three cupboards off this hall affording excellent storage space.

To the front of the property is the magnificent bay windowed lounge with further window projection to the gable end lending additional light. The focal point of this delightful reception room is a beautiful cast iron fireplace and further features include the decorative ceiling plasterwork & coving, a shelved alcove and a deep walk in cupboard.

To the rear of the property are the two superbly proportioned double bedrooms, both of similar dimensions and having broad window formations lending light.

The dining kitchen and shower room also positioned to the rear are equally impressive. The kitchen is tastefully fitted with shaker style wall and base units complimented by the cherrywood finished work surfaces and stylish tiling. There is an integrated oven, four ring gas hob, extractor chimney and dishwasher. Further useful space is available to the recess end and to the other end there is ample space for a dining table and chairs beside the window with bespoke window seat below.

The luxurious shower room is another wonderful feature of this property. It has a substantial walk in shower, wc and counter top wash hand basin. The designer floor tiles and white gloss brick wall tiles add a further wow factor to this shower room.

The windows of this property are double glazed and there is a gas fired central heating system with combination boiler, housed in the kitchen.

The building itself has a secure buzzer entry system and tiled entrance close leading to the curving stairway with balustrade. Stained glass windows on the half landings lend light and on the top landing there is a skylight window. To the rear of the building is a stone chipped communal garden area.

Hyndland is a most sought after address within Glasgow's West End boasting a selection of cafes, bars and restaurants. There are a number of local high street shops with further facilities at nearby Crow Road retail park. The bustling Byres Road & Broomhill Cross are also within close proximity. This flat sits just a few steps from Hyndland Train Station which operates regular services to the surrounding areas and Glasgow City centre. Those commuting further afield have excellent roads links to the central belt motorway network and Glasgow Airport.

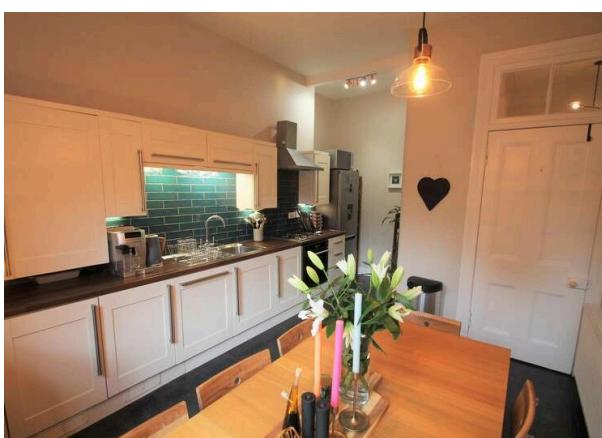
Room Dimensions

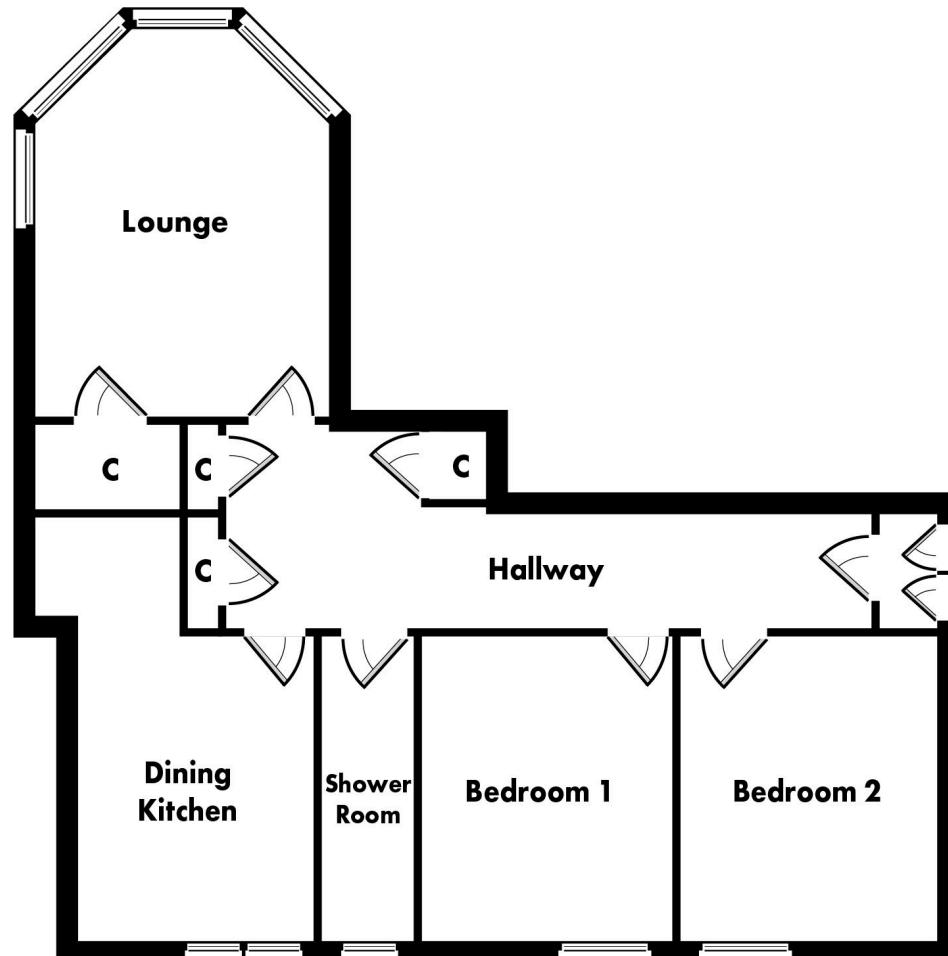
Entrance Vestibule	1.09 m x 1.45 m / 3'7" x 4'9"
Reception hall	8.66 m x 2.92 m / 28'5" x 9'7"
Lounge	5.49 m x 3.91 m / 18'0" x 12'10"
Dining Kitchen	5.59 m x 3.30 m / 18'4" x 10'10"
Bedroom 1	3.91 m x 3.66 m / 12'10" x 12'0"
Bedroom 2	3.91 m x 3.53 m / 12'10" x 11'7"
Shower Room	3.91 m x 1.19 m / 12'10" x 3'11"

EPC: C

Features

- Stunning first floor flat
- Two bedrooms
- Bay windowed lounge
- Beautiful dining kitchen and luxurious shower room
- Gas central heating and double glazing
- Sought after West End address





Floor plans are indicative only - not to scale.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

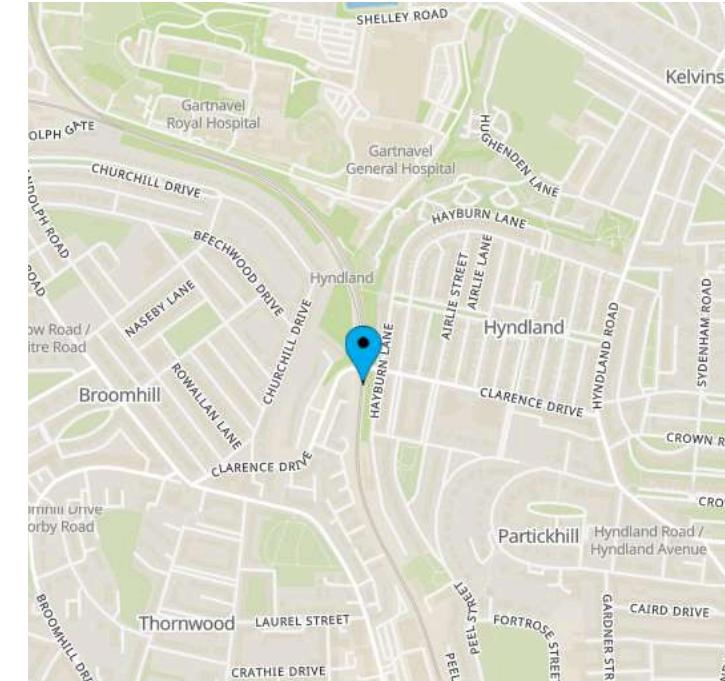
Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

Or to view this property please call:

0141 331 0741



TRAVEL DIRECTIONS

Travelling southwards on Hyndland Road continue to the traffic lights and turn right onto Clarence Drive. Proceed and this property is found on the left hand side just after Dudley Drive.



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ESPC Ref: E437766

