



FLAT 1/2  
43 QUEENSBOROUGH GARDENS  
HYNDLAND  
G12 9QP



To view the HD video click here



A truly exceptional three bedroom, West End flat which has been comprehensively refurbished to an exceptional standard. This stunning first floor flat has the added advantage of direct views over Hyndland bowling club and is situated within a traditional, well maintained red sandstone tenement building.

The current owners have occupied the flat for only three years, and in this time the property has undergone an extensive refurbishment programme, to a standard of finish you will seldom see.



### **AT A GLANCE**

First floor position with direct views onto Hyndland bowling club.

Recently refurbished throughout to an exceptional standard.

### **THE FINER DETAIL**

Gas central heating.

Full double glazed windows.

New kitchen with integrated appliances.

Two refitted bathrooms.

Stunning decoration.

EPC Band C







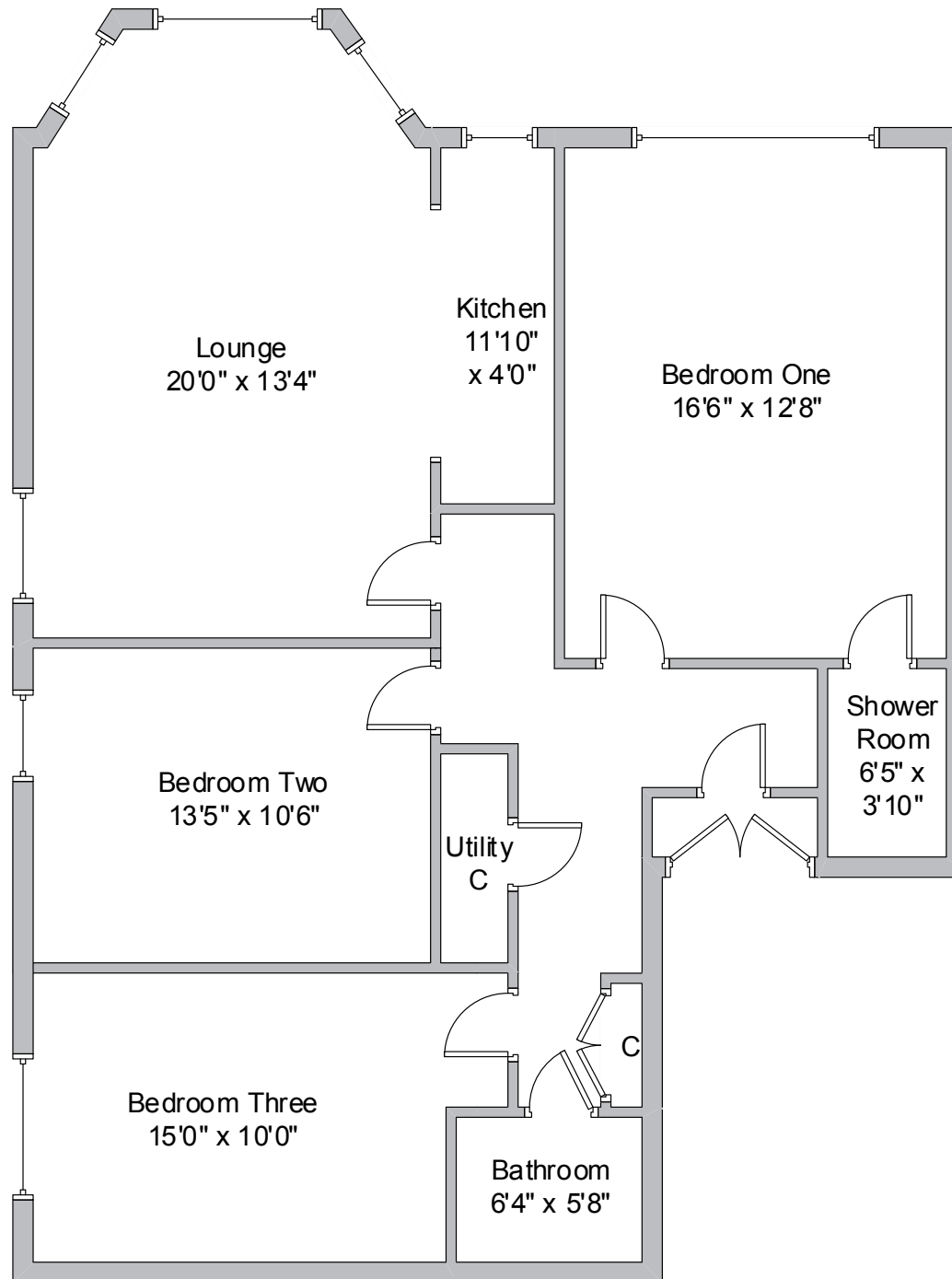
A thorough program of refurbishment work was carried out; including re-plumbing, rewiring, new timber casement double glazed windows, a new central heating system with boiler and period style radiators, two new bathrooms, a new contemporary kitchen with integrated appliances, solid wood parquet flooring throughout and flawless decoration in contrasting shades.

Our HD video will give a better idea of form and layout but a summary of the accommodation comprises: well kept communal entrance hall with security entry, entrance vestibule leading to reception hall with storage and useful utility room, stunning bay windowed lounge with feature living flame fire and direct views onto the bowling green, fully equipped contemporary open plan kitchen with breakfast bar, principle bedroom with views onto the bowling green and superb en-suite shower room, a second double bedroom with window to Polwarth Street, third double bedroom (which is currently used as a dressing room) and further beautiful bathroom with free-standing bath.

Seldom do West End flats come to the market that are presented to this standard, offering traditional proportions with the peace of mind that everything has been replaced or restored within recent years.







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Approx gross internal area 1076 sqft | 100 sqm

Property reference EK04228

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



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