



14 Highburgh Road
Main Door
Hyndland, Glasgow
G12 9YD

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Located within the heart of Glasgow's West End and just a stone's throw from Byres Road, lies this beautifully presented three-bedroom main door flat.

The elevated ground floor property is set within a traditional blonde sandstone tenement building in a central position within Dowanhill. Situated just minutes from amenities in Hyndland, Partick and Byres Road. Coffee shops and restaurants such as Jellyhill, Cafe Zique and Epicures of Hyndland are just a short walk from the property. The extremely convenient position of this property allows easy access to underground rail, and mainline train stations and is only 10 minutes' drive to the Clydeside Expressway and Clyde Tunnel, which tie in with the major road networks making it an ideal location for those looking to commute throughout the central belt and beyond.

Internally the property offers excellent living space over the one level and has undergone a total renovation throughout by the current owners and still retains many original features including high ceilings, ornate cornicing, ceiling plaster work and sash and casement windows.



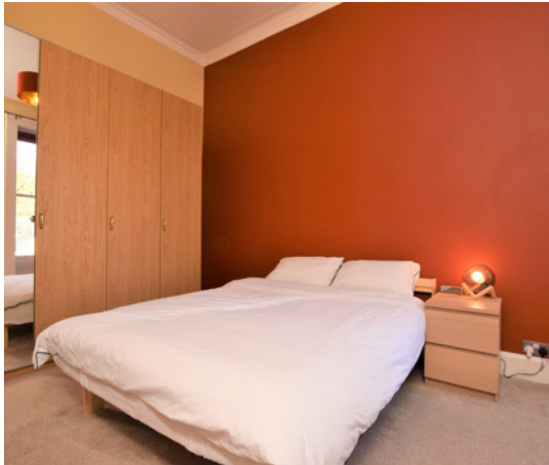


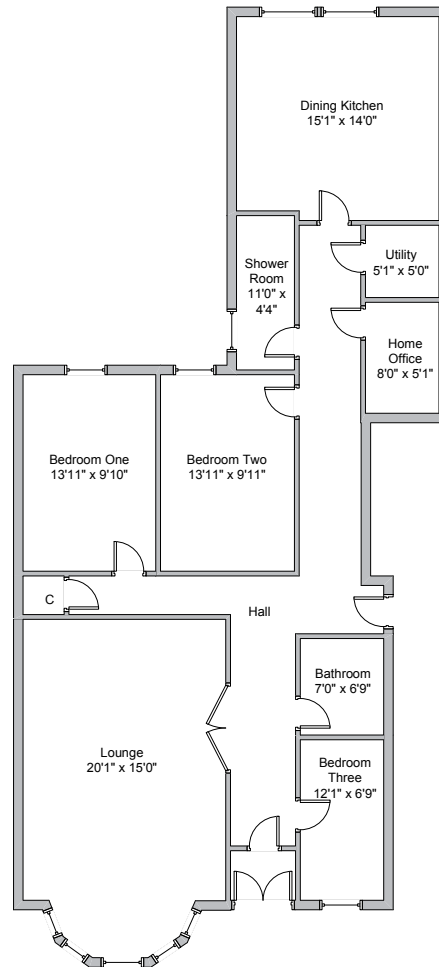


The accommodation extends to; entrance vestibule, welcoming entrance hallway with large cupboard, front facing lounge with oriel window, cornicing and ceiling rose, three double bedrooms, a fully tiled bathroom with three-piece suite and a double vanity unit, a home office/snug room, a utility room where the washing machine is housed, a fully tiled shower room with large walk-in shower. The accommodation is complete by a stunning dining kitchen overlooking the back gardens. The kitchen itself has a range of base and wall mounted shaker style units with a tiled splash back and high spec integrated appliances including a SMEG five ringed gas hob, a BOSCH extractor fan and an AEG double oven. The communal gardens are well maintained and are made up of sections of lawn, flower beds and a patio area where the residents regularly meet up and socialise.

Further benefits include a large floored loft, gas fired central heating and permit parking permits are available from the local authorities - viewers are encouraged to investigate the terms and conditions as they are subject to change.







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EPC Band D

Approx gross internal area 1485.4 sqft | 138 sqm

Property reference HR04643

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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