

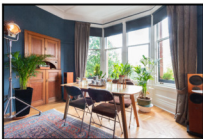
Impressive and Commanding Three Bedroom Flat

2/1, 8 Lauderdale Gardens, Hyndland, Glasgow, G12 9UA

IVY

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Description

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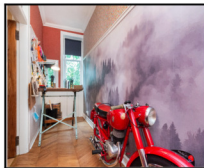
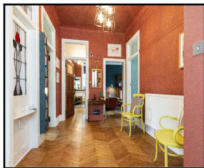
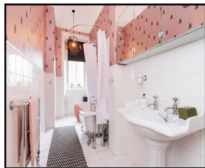
Super stylish double fronted 3 bedroom red sandstone tenement apartment formed on the 2nd floor in a cul de sac location on the highly desirable, tree-lined Lauderdale Gardens with open views over trees and parkland in the leafy west end district of Hyndland.

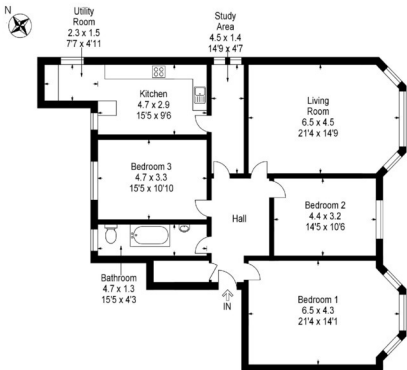
Locally there is an unrivalled selection of delis, cafes, restaurants and specialist shopping, with a new Sainsbury on Novar Drive and more comprehensive supermarkets at Crow Road Retail Park and a Waitrose together with further west end leisure opportunities just a short walk away on Byres Road. Hyndland over-ground train station is a 3 minute walk for trains to Glasgow city centre, direct to Edinburgh, and to the foot of Loch Lomond.

The building has security entry and the common close is smart and traditional. The accommodation comprises; large reception hall with stunning herringbone flooring, stain glass to the cloaks area & storage cupboard, secondary hall with mural wallpaper offering a useful office/work station and 2 side facing windows, impressive formal lounge with 4 bay window, period features, herringbone flooring and feature fireplace, stylish dining kitchen with solid timber work tops, subway tile splash-backs, range cooker and hood and window seat, bright utility room again with solid timber worktops, large master bedroom with stunning uncovered fireplace, herringbone flooring, a 4 bay window and period features, 2 further excellent double bedrooms and to complete the layout there is a very stylish 3 piece bathroom with Victorian style over-bath shower and designer Timorous Beasties wallpaper. The property has gas central heating, refurbished sash and case windows and there is on-street resident permit parking which come into operation on 26th August which will be transformative for local residents with regards to parking provision. Station Park and Hillhead sports Club at Hughenden are both only 1-2 minutes walk together with the extensive selection of amenities, transport and leisure on your doorstep. It should be noted that this flat is available fully furnished including light fittings. This commanding, double bay windowed, sandstone, 3 bedroom west end apartment is sure to impress with its newly designed interior, spacious proportions, period features, central location and also the cul de sac position which should attract young professional families and downsizers alike. The perfect example of a larger style Hyndland sandstone tenement flat.

Measurements

Lounge	21'4 x 14'9
Dining Kitchen	15'5 x 9'6
Bedroom 1	21'4 x 14'1
Bedroom 2	15'5 x 10'10
Bedroom 3	14'5 x 10'6
Bathroom	15'5 x 4'3





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DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and stages before making any decision reliant upon them. All room dimensions taken through cupboard/robes to wall surface where possible or to surfaces indicated by service heads. (D 15367)

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