



IVY





Offers Over £405,000

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44 Hughenden Gardens  
Hughenden  
Glasgow  
G12 9YH

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EPC Rating - C

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6 APARTMENT 3 STOREY MODERN TOWNHOUSE WITH DRIVEWAY AND INTEGRATED GARAGE SET IN A QUIET & MATURE LEAFY CUL DE SAC IN THE WEST END DISTRICT OF HUGHENDEN.

Locally there is an unrivalled selection of delis, cafes, restaurants and specialist shops, with a Sainsburys 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 nearby for trains to Glasgow city centre, direct to Edinburgh, and to the foot of Loch Lomond.

The house is approached via a quiet, treelined cul de sac, there is a double depth driveway, garage and open porch. The accommodation comprises; reception hall with under-stair storage & access to the garage, 3 piece shower room, family room/bedroom 4 with french doors to the patio and garden and utility room with back





door to the garden.

On the 1st floor there is lovely double fronted lounge, dining room with adjoining fitted kitchen, both of which overlook the rear garden and to complete the 1st floor layout there is a wc.

On the 2nd floor there is a master bedroom with fitted wardrobes and a 4 piece en suite with separate shower, bedroom 2 is a good size and also has fitted wardrobes, bedroom 3 would make an ideal single bedroom or home office and to complete the the 2nd floor layout there is a 4 piece bathroom with separate shower.

The property benefits from gas central heating, double glazing and a superb floored storage loft together with a single garage for protecting a car from the elements or as additional storage. The garden is made up of a patio, lawn and mature bushes and shrubs at the foot of the garden.

This modern west end townhouse will enjoy broad appeal due to it's size and location within a well tended development with Hyndland on your doorstep.

Early viewing advised.



Tenure: Freehold

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Council Tax Band - G

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Local Authority: Glasgow City Council

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## IVY Property

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## Contact Us

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements