Partickhill
Flat 2/2, 67 Gardner Street

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Enjoying a fabulous position at the top of an iconic West End address, this spacious second floor flat has been thoughtfully improved and modernised throughout.

**Property Description**

Entered via a security-controlled door entry system and with most attractive communal gardens to the rear, this stunning property enjoys uninterrupted views across the south-west facing communal gardens and across the city to the front.
The accommodation comprises; beautiful hallway provides access to all principal apartments and offers excellent storage. With feature fireplace and stunning teak parquet flooring, the bay windowed lounge is an undoubted highlight. The bright dining kitchen hosts a range of new wall and base mounted storage units, with traditional tenement range cooker and space for further appliances. A particular feature of the kitchen is the traditional stove, which re-enforces the character and charm of this flat. There are three generously proportioned double bedrooms, all of which feature splendid traditional fireplaces. The largest bedroom currently demonstrates flexibility whilst being used as a glorious grand dining room. An attractive modern three-piece bathroom, with overbath shower, completes the accommodation on offer.

■ Local Area
Gardner Street is equidistant to both Hyndland Road and Dumbarton Road and is ideally located for local shops. Hyndland Railway Station is also located close by. A wider selection of shops and amenities can be found on Byres Road, including a wealth of social and recreational facilities, wine bars, restaurants, cinema, library and an underground station.

The area, as a whole, proves popular with those requiring access to Glasgow University, Kelvingrove Park and Art Galleries and the Botanic Gardens. There are also excellent road networks linking to the M8, accessing central Scotland and Glasgow’s International Airport.

■ Directions
From Corum’s office on Hyndland Road, turn right and proceed through the traffic lights at the junction with Clarence Drive. Continue straight ahead, turning second right onto North Gardner Street. Proceed along here onto Partickhill Road and turn immediate left onto Gardner Street – with number 67 to be found on the right hand side.

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.
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Flat 2/2, 67 Gardner Street, Partickhill, Glasgow, G11 5BZ

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We believe these details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the schedule. Photographs are produced for general information and it must not be inferred that any item is included for sale with the property. Corum is a trading name of The Corum Partnership, 20 Blythswood Square, Glasgow G2 4GB.