



IVY





Offers Over £179,000

1/2
41 Dudley Drive
Hyndland
Glasgow
G12 9RR

EPC Rating '75'

STYLISH 2 BEDROOM RED SANDSTONE
TENEMENT FLAT SITUATED ON THE PREFERRED
1ST FLOOR IN THE LEAFY AND SOUGHT AFTER
WEST END DISTRICT OF HYNDLAND.

Locally there is an unrivalled selection of delis, cafes, restaurants and specialist shopping, with Sainsburys on Novar Drive and more comprehensive supermarkets at the Crow Road Retail Park and a Waitrose, together with further west end leisure opportunities just a short walk away on Byres Road. There are a number of local parks, private and open sports clubs and a huge selection of fitness and special interest classes nearby. 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 is entered via security entry and the property is situated on the preferred 1st floor. There are storm doors to the inner door and the accommodation



comprises; reception hall with large walk-in storage cupboard, stylish bay window lounge, well-proportioned fitted kitchen, 2 excellent double bedrooms and to complete the layout there is a bright and impressive, recently installed 3 piece bathroom with over-bath shower. The property has gas central heating and double glazing and there are on-street residents parking permits available.

The location, interior and 1st floor position will give this flat broad appeal.

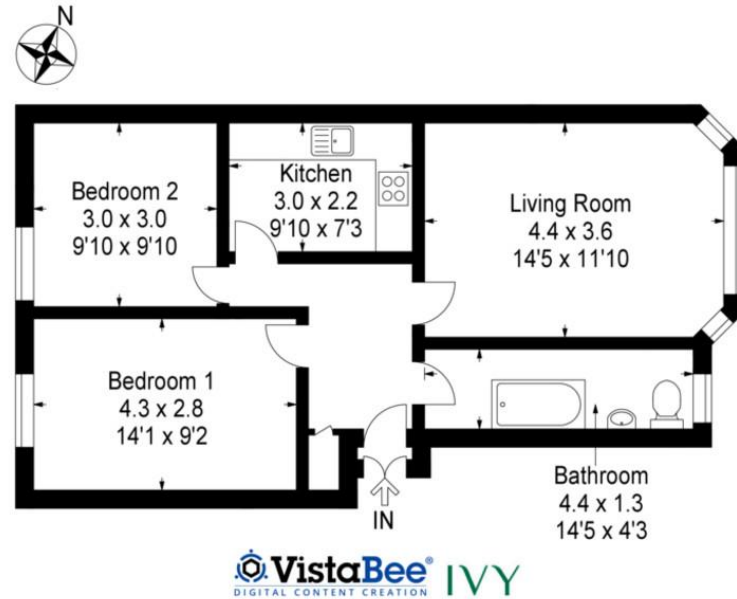
Great flat, great location.



Tenure: Freehold

Council Tax Band D

Local Authority: Glasgow City Council



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 dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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 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