



IVY







Offers Over £259,000

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257 Clarence Drive  
Hyndland  
Glasgow  
G11 7JU

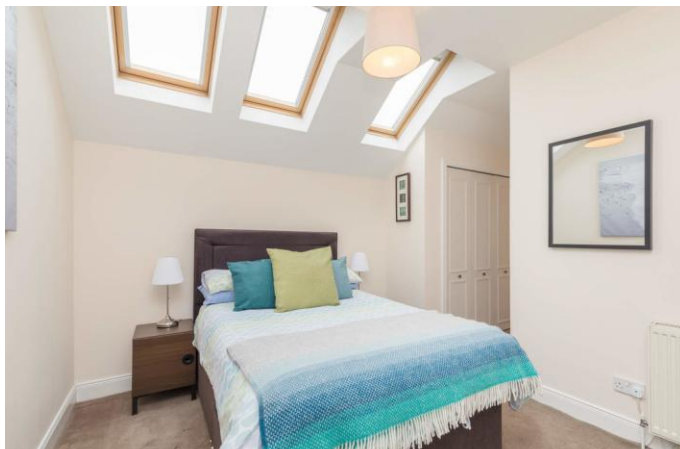
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EPC Rating 'TBC'

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STUNNING AND TRULY UNIQUE 2 BEDROOM WEST END PENTHOUSE APARTMENT WITH AN INCREDIBLE 4 SEPARATE PRIVATE BALCONIES OFFERING 360 DEGREE, NORTH, SOUTH, EAST AND WEST VIEWS OVER THE ROOF TOPS OF THE WEST END TO THE CAMPSIE HILLS.

With incredible natural light, this luxury penthouse is set in the leafy west end district of Hyndland benefiting from an unrivalled selection of cafes, delis, restaurants, specialist shopping and supermarkets. M&S & Sainsbury's are a short 5 minute walk as are Wee Paree & Kothel in Broomhill for casual dining. Hyndland Train Station is nearby offering a 10 minute journey time to the centre of Glasgow and a direct rail link to Edinburgh with no changes. There are further transport options with bus, train and underground links at nearby Partick Interchange and fast access to road links for the expressway, M8/M77/M74 for the commuter.





The building is entered via security entry and there is a lift to the Penthouse floor with no other dwellings on this level, providing a private landing. The accommodation comprises; vestibule hall with storage, reception hall with storage, split level to the impressive lounge with superb natural light provided by 4 skylights and 2 sets of French doors giving access to 2 of the private balconies which both face south. Back on the main level there is a stylish, newly installed dining kitchen with integrated appliances, unique, moveable island, well-proportioned dining space and a larger style balcony for casual, alfresco dining. Both of the double bedrooms enjoy good natural light with the master benefitting from fitted wardrobes and a 3 piece en suite with shower and bedroom 2 boasting French doors to the 4th balcony. To complete the layout there is a large 3 piece bathroom which could very easily accommodate a 4 piece layout. The property has gas central heating and double glazing throughout and the abundance of natural light cannot be overstated.



This penthouse apartment in the heart of the west end is sure to impress with secure parking, a lift to all levels, excellent natural light and 4 separate, private balconies offering crucial outdoor space with some quite amazing views.



Viewing is essential to appreciate the unique benefits of this penthouse apartment.

Tenure: Freehold

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Council Tax Band F

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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 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