





Offers Over £149,000

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71 Lauderdale Gardens

Hyndland

Glasgow

G12 9QU

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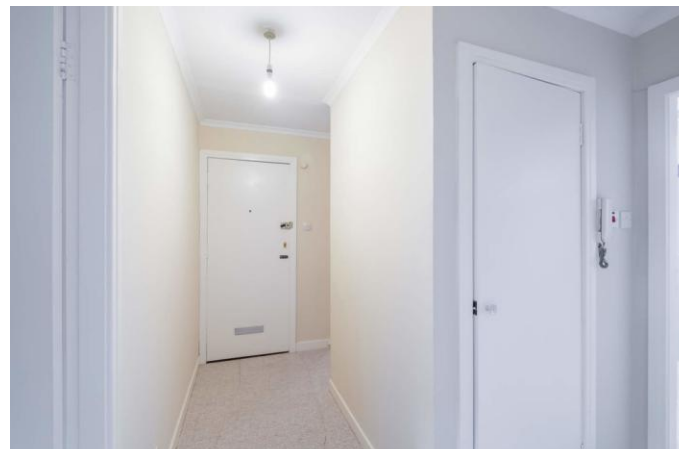
EPC Rating '13'

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**SUPER CENTRAL 2 BEDROOM MID CENTURY TOP FLOOR APARTMENT LOCATED IN THE HEART OF HYNDLAND IN GLASGOW'S LEAFY WEST END.**

Lauderdale Gardens is one of the quietest and most attractive Hyndland Drives with its tree lined central reservation, community park and cul de sac status. Locally there is an unrivalled selection of delis, cafes & restaurants -including Bakery by Zique, with Sainsburys Local on Novar Drive and further supermarkets at Crow Road Retail Park and Byres Road for Waitrose, Sainsburys & M&S, both a short walk away. Hyndland over-ground station is just a 5 minute walk for trains to the city centre, Edinburgh directly and Loch Lomond.

The building is accessed via security entry to the communal close and the property is located on the 2nd floor. The accommodation comprises; reception hall with 2 large, walk-in storage cupboards, spacious lounge with large south west facing windows which







enjoy a tree-lined outlook, space to dine, dining kitchen, well proportioned master bedroom, bedroom 2 to the rear and to complete the layout there is a bright and stylish 3 piece shower room with rear facing window. The property benefits from double glazing and electric central heating and there are residents parking permits available on-street. To the rear there is a drying green, access to the refuse area and also access to the service lane.

The size and location of this apartment will suit 1st time buyers, investors and also those seeking a second home in the west end.

Great flat, great location.



Tenure: Freehold

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Council Tax Band D

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Local Authority:

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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