



IVY





Offers Over £259,000

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35 Polwarth Street  
Hyndland  
Glasgow  
G12 9UE

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EPC Rating '63'

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SPACIOUS 2 BEDROOM ELEVATED GROUND FLOOR RED SANDSTONE TENEMENT FLAT WITH 2 PUBLIC ROOMS AND A SOUTH WEST FACING PRIVATE GARDEN SET IN THE LEAFY WEST END DISTRICT OF HYNDLAND WITH AN UNRIVALLED SELECTION OF CAFES, DELIS AND SPECIALIST FOOD SHOPS.

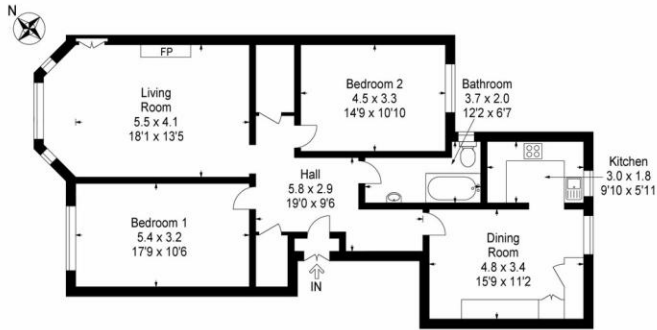
The building is entered via security entry and the communal close is smart and traditional. The property is accessed via storm doors to the inner door and the accommodation comprises; reception hall with storage, spacious bay window lounge, well proportioned dining room, fitted kitchen, 2 excellent double bedrooms and to complete the layout there is a 3 piece bathroom with over-bath shower. The property has gas central heating and original sash and case windows and benefits from a lovely south west facing private garden. The building is currently undergoing a series of improvements including a new roof, which has been paid for and the





new owner will benefit from.

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.



Great flat, great location.

**VistaBee**  
DIGITAL CONTENT CREATION

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)

Tenure: Freehold

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Council Tax Band E

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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