



IVY

PROPERTY MOVIE™





Offers Over £299,000

3/2

35 Falkland Street

Hyndland

Glasgow

G12 9QZ

EPC Rating '33'

##RENOVATION PROJECT##

LARGER STYLE TOP FLOOR 3 BEDROOM RED SANDSTONE TENEMENT FLAT SET ON ONE OF THE MOST HIGHLY REVERED ADDRESSES IN HYNDLAND WITH RESIDENTS PERMIT PARKING AND AN UNRIVALLED SELECTION OF AMENITIES ON ITS DOOR STEP.

Locally there is an unrivalled selection of delis, cafes, restaurants and specialist shopping, with Sainsbury on Novar Drive and more comprehensive supermarkets at 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. Hyndland over-ground train station is a 5 minute walk for trains to Glasgow city centre, direct to Edinburgh, and to the foot of Loch Lomond.



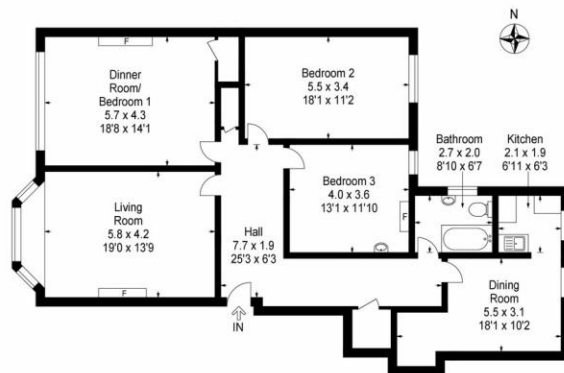


The building has security entry and the common close is smart and traditional. The top landing is bright and currently hosts a vibrant array of pot plants. There are storm doors to the inner door and the accommodation comprises; spacious, L-shaped hall with storage cupboard and longer term storage shelf over the pantry, large, traditional lounge with feature fireplace, period features and an alluring bay window which enjoys the afternoon sun. The dining room incorporates the original corner dressers, window seat, feature fireplace and recess and is directly linked to the kitchen. The master bedroom is an incredible size with 3 large picture windows facing to the front, this bedroom is so large that it invites many to utilise it as a second public room or in some cases this room has been converted into a large dining kitchen. There are 2 further double bedrooms, both of which are an excellent size and shape and to complete the layout there is a 3 piece bathroom with a side facing opaque window. The storage throughout the flat is superb as is the hall space and general proportions of all rooms.



This property is clearly a renovation project and presents as a fantastic opportunity to design a spacious west end tenement to your exact specification.

Early viewing is recommended.



Tenure: Freehold

Council Tax Band E

Local Authority: Glasgow City Council

IVY Property

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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