



1/2, 8 Hayburn Street, Glasgow, G11 6DF

Light, Well-Presented & Spacious, Two-Bedroom, First Floor Flat

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Property Description

Light, well-presented and spacious, two-bedroom, first-floor flat, forming part of a traditional, stone-built tenement. Located on a quiet side street in the popular Partick area west of Glasgow's city centre.

Comprises an entrance hall, living room, kitchen, two double bedrooms, and a shower room.

Highlights include a large bay window for the lounge, light decor throughout, tall ceilings, and modern wood-effect flooring for the public areas.

In addition, there is gas central heating, double-glazing, and good storage provision, while the property also offers on-street parking.

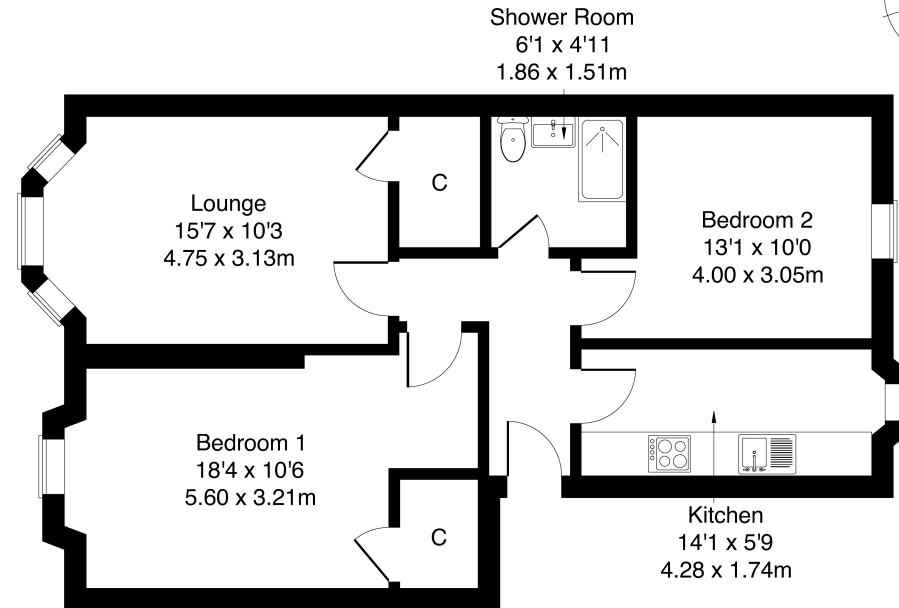
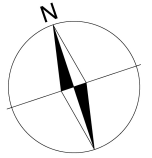
A bright and welcoming entrance hall provides access to all areas of this well-presented home. To the front, the spacious living room is tastefully finished and features a charming bay window with a west-facing aspect, allowing an abundance of natural light to flood the space. Complemented by wood-effect flooring matching the hall, the room also includes a fireplace and a convenient built-in cupboard for added storage. Set to the rear, the well-proportioned kitchen benefits from twin windows and matching wood-effect flooring. Fitted with a range of base and wall units topped with stone-effect worktops, the kitchen also includes an integrated oven and gas hob, with ample space available for freestanding appliances.

The generously sized main bedroom is located at the front of the property and offers plenty of room for furniture, complete with carpeted flooring, a built-in wardrobe, and a central light fitting. A second, well-finished bedroom is situated to the rear, also featuring carpeting flooring and plenty of room for furniture. Completing the accommodation, a shower room is fitted with a large cubicle including a mains shower and modern wall panelling.



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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located in Glasgow's vibrant West End, Partick is a well-established and diverse district just north of the River Clyde. It offers a mix of traditional tenements and modern residential developments, making it popular with a wide range of residents. Local shops are conveniently scattered throughout, with larger supermarkets such as Morrison's, Sainsbury's and Lidl all nearby. Families benefit from respected local schools, including Kelvindale Primary and Cleveden Secondary. The area is also served by medical practices, gyms, and a great selection of cafes, restaurants, bars, and delicatessens—particularly in neighbouring Kelvinhaugh. Partick boasts excellent transport links, with its

railway station connecting to Glasgow Queen Street and Central stations, offering regular services to Edinburgh and surrounding areas. It's also served by several bus routes and a subway station, with easy access to the Clydeside Expressway and Clyde Tunnel, linking to the M8. Outdoor enthusiasts will enjoy nearby green spaces such as Victoria Park, the Botanic Gardens, and riverside walks along the Kelvin. The Kelvin Cycle Way connects into the wider Forth and Clyde Canal path network. Local amenities also include a tennis and bowling club, making this a highly attractive and well-connected West End location.





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