



3/2, 52 Airlie Street | Glasgow | G12 9SN

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3/2, 52 Airlie Street, Glasgow, G12 9SN

- Stunning 2 Bedroom apartment
- Situated on the top floor
- Fabulous lounge with bay window
- Well-appointed kitchen
- 2 double bedrooms
- Bathroom
- Sash and case windows
- Gas central heating
- On street parking
- Communal Garden Area to Rear

Summary

CCL property are delighted to bring to the market this stunning top-floor tenement flat on Airlie Street offers a perfect blend of traditional charm and modern convenience, making it an ideal home for those seeking a stylish and comfortable living space in Glasgow.

Situation

Hyndland is widely recognized as the social centre of the West End. Over the past decade, the area has undergone significant transformation, now boasting a variety of excellent bars and restaurants and numerous independent shops and boutiques. The area is well-served by public transport, with several bus routes on Hyndland Road and Hyndland Railway Station providing connections to Glasgow City Centre, Edinburgh, and beyond. Hyndland is also close to Byres Road, which offers additional shops and amenities, including Hillhead Subway Station. Glasgow University, located on University Avenue just off Byres Road, offers world-class higher education. For sports and recreation, Hillhead Sports Club and The Western Lawn Squash & Tennis Club are located on Hyndland Road with many more gyms and other recreational facilities close by. Hyndland features some of the finest traditional tenements, conversions, and townhouses in Glasgow, particularly in the West End. The area is home to several excellent comprehensive schools and private institutions such as The Glasgow Academy, The High School of Glasgow, and Kelvinside Academy.





Property

Discover the charm of traditional Glasgow living in this stunning top-floor tenement flat, located in a four-storey terraced block on Airlie Street. The communal entrance and stairwell have been newly redecorated, creating a light and welcoming entrance. A very large cupola allows natural light to flood through the stairwell, enhancing the bright and airy feel. The property boasts a secure entry system and a unique stained-glass panel on the front door, adding a touch of character. The central hall, featuring solid wood flooring, provides access to all rooms and sets the tone for the elegance found throughout the flat.

From the main door, steps lead down to Airlie Street, and there is a security intercom system for added peace of mind. The property also benefits from a communal rear garden with a grassed area, bin storage, and drying lines, providing a convenient and pleasant outdoor space.

Hallway

The main hall, with its oak wood flooring and central ceiling light, offers a warm welcome and leads to all rooms. A large storage cupboard provides ample space for your belongings.

Lounge

The spacious and light-filled lounge is a highlight of the flat, with a bay window overlooking Airlie Street. The room exudes a warm ambiance, complemented by wood flooring, recessed shelving, and a wall-mounted TV. A Victorian-style fireplace with a wooden mantle adds a touch of classic elegance.

Kitchen

The well-appointed kitchen features tiled flooring and a range of integrated appliances, including a dishwasher, oven, 4-ring gas burner hob, extractor fan, an integrated fridge freezer, and washing machine. The kitchen units are finished with white panelling and chrome handles, and the wood worktops provide a stylish contrast. A 1 ½ chrome basin sink and dual aspect windows overlooking the rear of the property and surrounding tenements complete this functional and attractive space.

Bathroom

The contemporary and elegant bathroom features a three-piece white suite, including a bath with an overhead shower, a wash hand basin, and a WC. Recessed mirrors and shelves, along with recessed ceiling lights, enhance the modern design. The bathroom is tiled on both walls and floors.

Bedroom 1: A spacious double bedroom with a rear aspect, carpeted flooring, and a storage cupboard.

Bedroom 2: Another comfortable double room, front-facing with carpeted flooring.

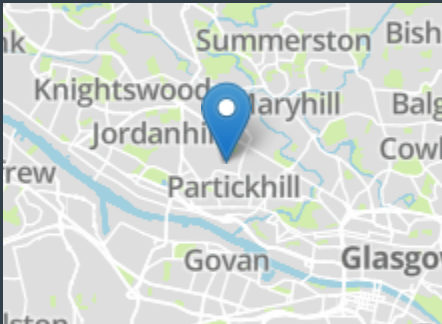
External

Shared communal garden to the rear of the property and there is on street permit parking available through Glasgow City Council.



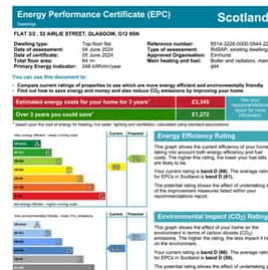






Scottish equivalent of freehold

Council Tax Band D



All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.