

# 0/1 110 Novar Drive

HYNDLAND, GLASGOW, G12 9SU



NEWLY RENOVATED TO AN  
EXQUISITE STANDARD



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McEwan Fraser Legal are delighted to present 0/1, 110 Novar Drive to the market. It is a beautiful traditional red sandstone tenement located in the Hyndland area in the heart of Glasgow's West End. This stunning apartment is in walk in condition and has just been fully refurbished and re-decorated to an exquisite standard. The property features striking herringbone wooden floors throughout, the highest spec bathrooms on the market, high ceilings and intricate cornicing. These are just a few of the highlights within this home.





The accommodation begins with a light and bright entrance hall leading to the impressive kitchen/ diner/living space. A large bay window makes this the perfect spot to entertain guests. There is a contemporary and brand new kitchen which is well equipped with a range of modern floor and wall mounted storage units and built-in appliances. The configuration gives plenty of space for dining and makes the most of this fantastic space.

















There are two double bedrooms, the principal with a tall window bringing in high levels of natural light, and a stunning, white marble en-suite. Both rooms are very well proportioned and have plenty of space for free standing furniture. The luxurious bathroom is well laid out with a waterfall shower over the bath, and has more stunning tiling.

The open-plan lay out offers owners a contemporary space to call their own and every care and attention has been given throughout all aspects of the property.











**Bedroom 2**



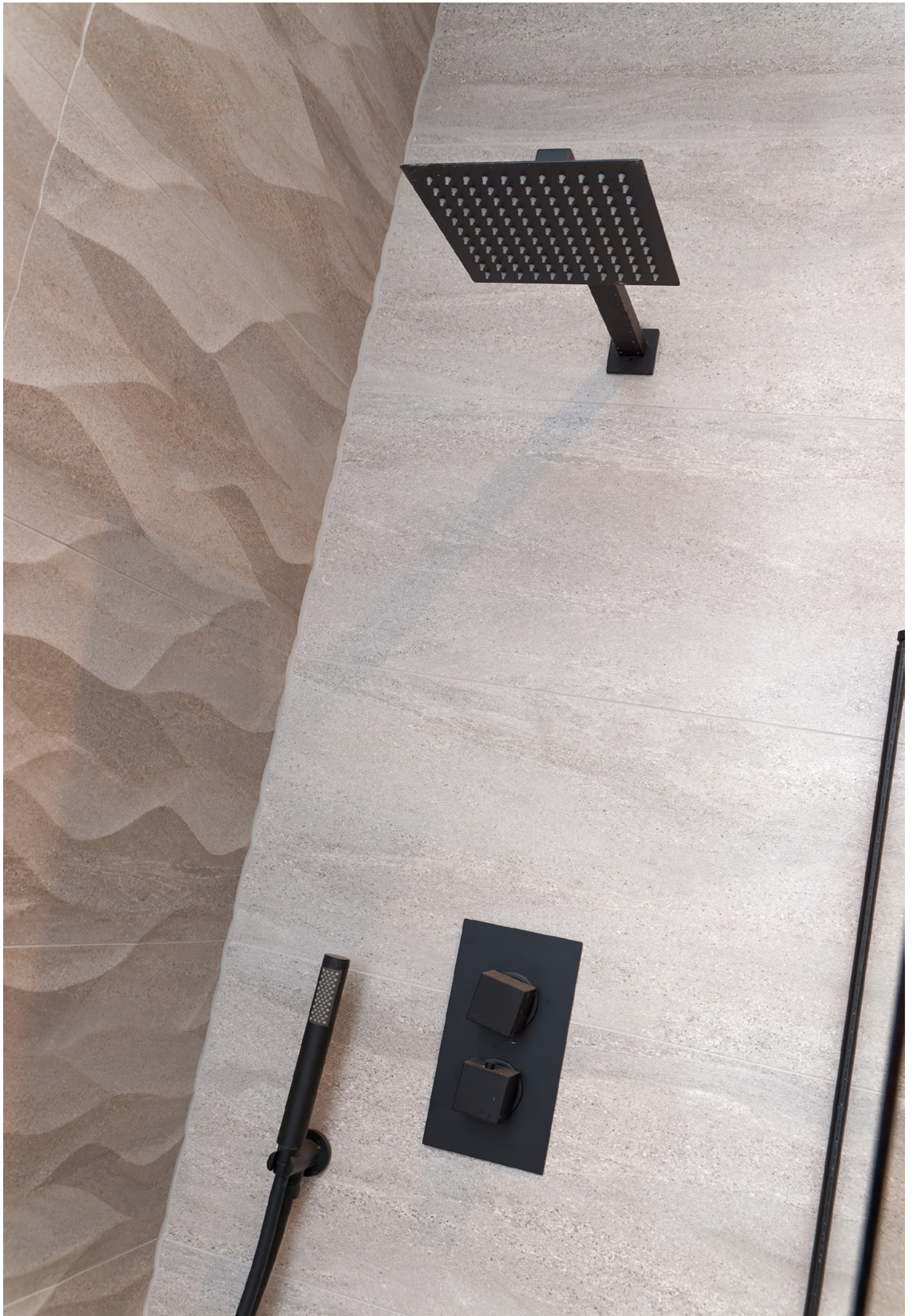




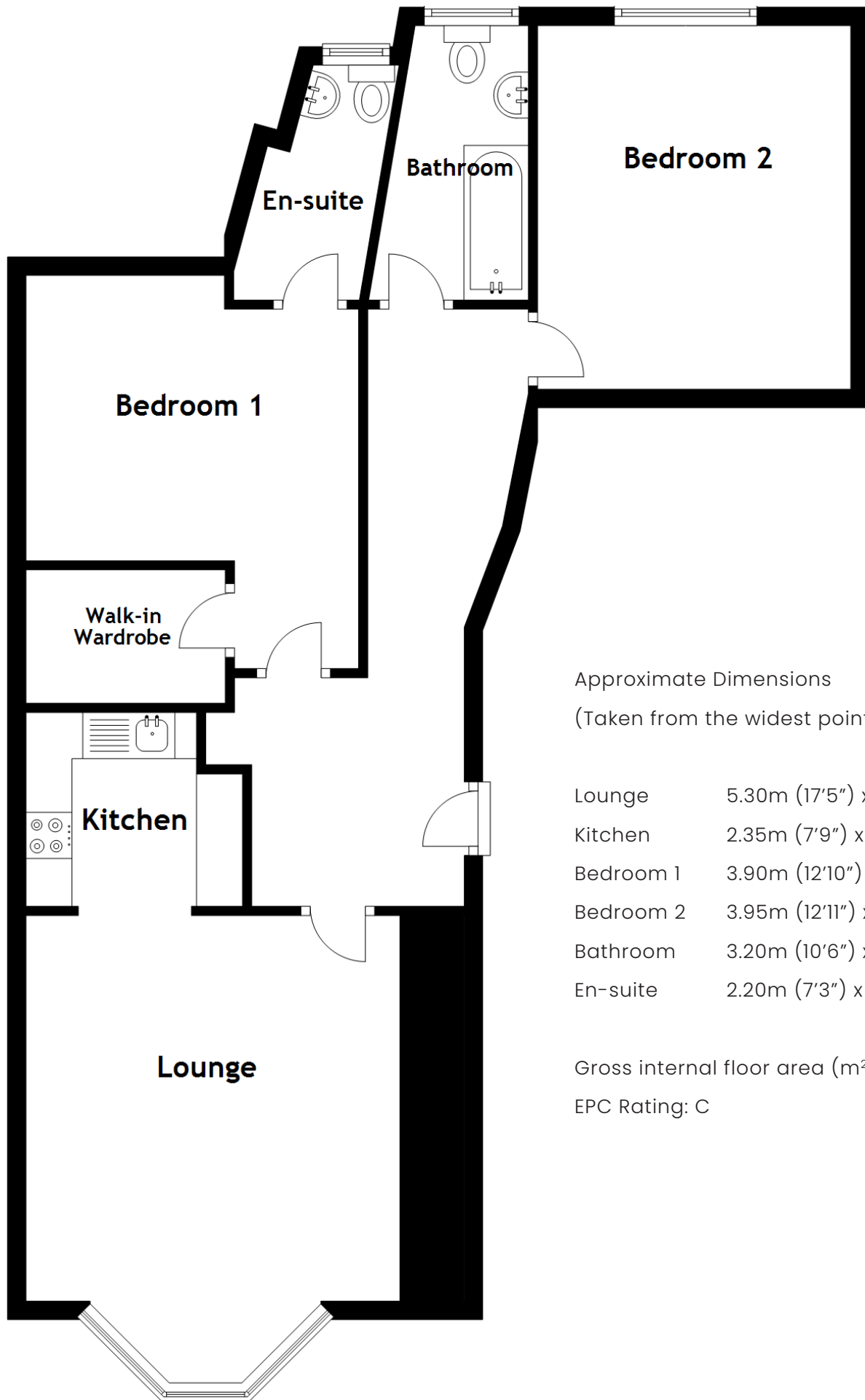












Approximate Dimensions  
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.80m (12'5")
Kitchen	2.35m (7'9") x 2.10m (6'11")
Bedroom 1	3.90m (12'10") x 3.61m (11'10")
Bedroom 2	3.95m (12'11") x 3.40m (11'2")
Bathroom	3.20m (10'6") x 1.23m (4')
En-suite	2.20m (7'3") x 1.25m (4'1")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>

EPC Rating: C





Access to a communal rear garden can be found via a passageway on the ground floor. This great home would make an ideal buy for so many buyers or investors. Early viewing is advised for a property that emulates West End living.





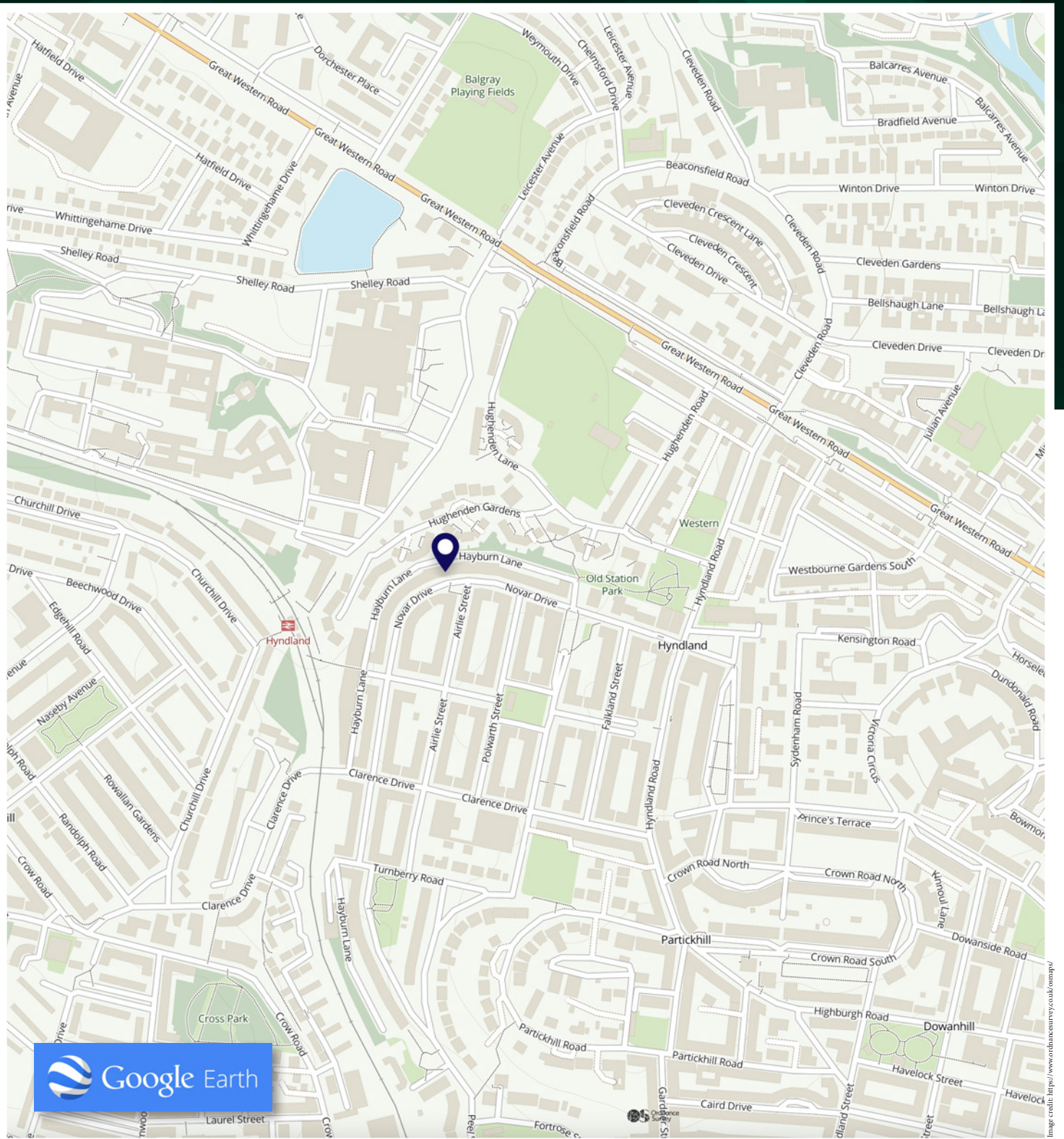


The popular West End area of Novar Drive in Hyndland is a great place to live and commute from. The transport links by bus and rail are frequent across the city and further afield to Edinburgh and surrounding areas. It's approximately fifteen minutes to the heart of Glasgow city centre. For those traveling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis.

There are a vast range of Universities, Bars, Cafes, Restaurants and fantastic nightlife. All the great amenities Glasgow has to offer are within easy reach, making it a very popular place to call home.

## The Location





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