AN AWARD WINNING BUILDING BY CAMERON WEBSTER ARCHITECTS.

A QUITE AMAZING DEVELOPMENT JOURNEY WHERE A RAMSHACKLE COMMERCIAL BUILDING HAS BEEN TRANSFORMED INTO A SPACIOUS MODERN HOME IN A REMARKABLE LOCATION.

FEATURED IN MANY DESIGN/ARCHITECTURAL ARTICLES THIS IS A HOUSE OF OUTSTANDING INNOVATION AND THE HOME WAS ALSO CHOSEN TO BE USED IN A HIGH POPULARITY T.V. DRAMA CALLED "THE REPLACEMENT" WHERE THE PLOT FOLLOWED A FASHIONABLE ARCHITECTURAL PRACTICE.

Purchased as a project in 2010 our vendors have created one of the most unique homes in Glasgow’s highly desirable West End. Whilst they have built and planned what they wanted to live in they have also created an incredible four bedroom, versatile home.

THE HIDDEN MUEWS

14 NORTH GARDNER STREET, PARTICKHILL G11 5BT
This truly is a "one off". Described home in a really amazing location and the photographs will confirm the incredible attention that has been paid to its design. The almost "floating" staircase is a work of art in itself and there are numerous other amazing features such as the inset glass in the upper landing with view down to the living room, the extra attic space and the rear vestibule advantage of private parking and a private garden. Turning of the car was solved by a turntable at the front which allowed for more space for the garden.

Accommodation
• Reception area
• Downstairs WC
• Storage off reception area
• Utility room
• Fabulous living room with study area off
• Stunning modern kitchen with dining area
• Upper hall with feature plate glass section, storage cupboard, linen cupboard and access to loft
• Master bedroom with dressing room and stylish master en suite bathroom
• Bedroom two with window to front and en suite shower room
• Bedroom three with window to rear
• Bedroom four with window to rear
• Adaptable loft room with access to terrace and excellent loft storage
• Gas central heating system (underfloor)
• Double glazing
• Front garden with area of level lawn
• Car turning platform

Specification
• Stuv 21 Stirling Stone Fire Centre
• Surface Plus Glasgow flooring
• Mixture of S2 and Siematic designer kitchen
• Guardian Systems windows
• Marazzi Tiles to the main bathroom and downstairs

Situation
14 North Gardner Street runs between Hyndland Road and Partickhill Road and is extremely handy for both shops, Hyndland School and public transport facilities. It is also close to Riverpark Road, Hillhead underground station and Glasgow University. The area also has several local hospitals such as Gartnavel General and The Queen Elizabeth University Hospital. The flat is around 10 minutes drive from Charing Cross and is convenient for access to the motorway network and the City Centre.
THE HIDDEN MEWS, 14 NORTH GARDNER STREET
PARTICKHILL, GLASGOW G11 5BT
Travel Directions to The Hidden Mews, 14 North Gardner Street, Partickhill, Glasgow G11 5BT

From Byres Road travel west on Highburgh Road. Proceed along passing the park on the left and the "The Rock" on the right. Continue onto Hyndland Road and then left turn into North Gardner Street. On the left hand side there is a "pass". Turn left into the area and the mews is at the foot.

Important Notice

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agents in relation to or in connection with the property.
2. Any description or reference to condition are given in good faith only. Whilst every reasonable endeavour is made to ensure accuracy, please check with us on any points of especial importance.
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Services

The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

Inclusions

Any appliances specifically mentioned in the particulars of sale are included in the sale price. In all other respects the treatment of fixtures and fittings, within the relevant Contracting Standard Clauses apply.

EPC Rating

The EPC rating is Band C.
THE HIDDEN MEWS

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RETTIE

PROPERTY WITH CHARACTER

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