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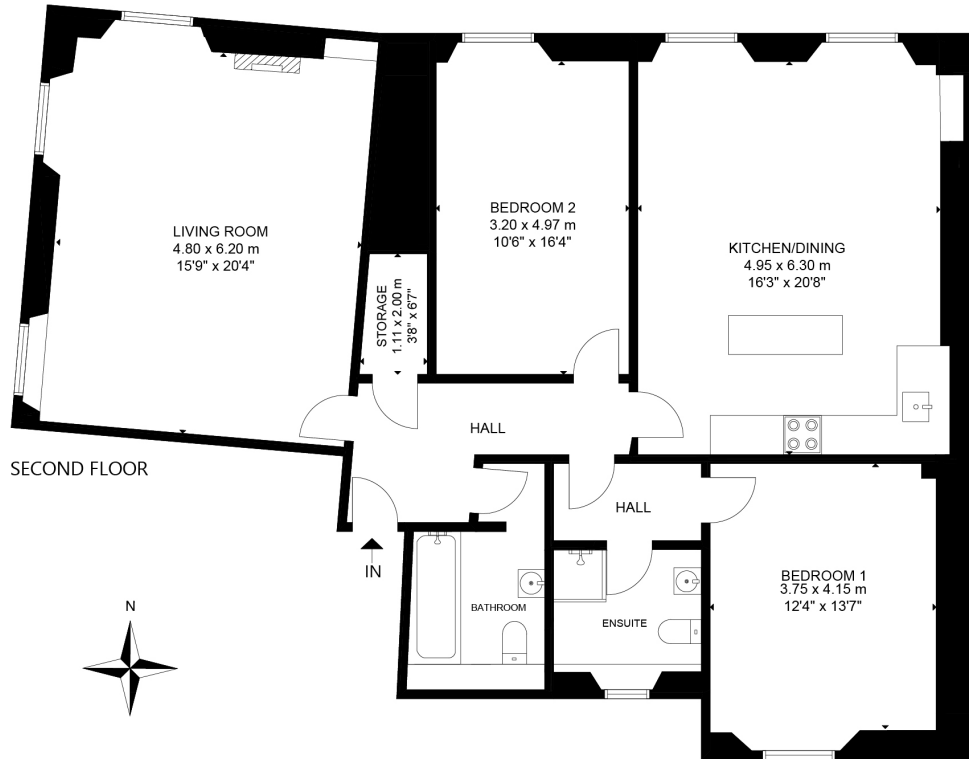
2/1 1 ROYAL TERRACE, PARK

2 | BEDROOMS 2 | BATHROOMS 1 | PUBLIC ROOM

Built circa 1845, B listed and with a full refurbishment of the building carried out in 2020 (Tenement Common Repairs Scheme), this is one of the best apartments of its kind on the market. The current owners have extensively upgraded the property and it has the benefit of private allocated parking to the rear and has beautiful views over Kelvingrove Park.

The building has a secure entry system and as mentioned, recently renovated stylish communal hall leading to the apartments on all levels. Situated on the second floor is flat 2/1 which has the benefit of being on the corner of Royal Terrace and North Claremont Street. This allows wonderful natural light to flood in to the triple aspect living room, spare bedroom and dining kitchen. The accommodation comprises; welcoming reception hall with storage off, beautiful corner living room, stunning dining kitchen, two excellent double bedrooms, with the principal bedroom benefitting from a stylish en-suite shower room. There is also a main family bathroom off the hall.

In addition, the property also benefits from gas central heating, a new boiler recently fitted, fully refurbished/replaced sash and casement windows and restored window shutters throughout and quality floor coverings, including beautiful Karndean in the hall, sitting room and dining kitchen. As well as the private parking to the rear, you can also apply to Glasgow City Council for an on-street residents' permit.



WE4424 | Sat Nav: 1 Royal Terrace, Park, Glasgow, G3 7NT

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.



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LOCAL AREA & AMENITIES

Arguably the most sought after and desirable location in Glasgow, is the Park.

The Park District area is bordered by the City Centre, Kelvingrove, Kelvingrove Park and Woodlands. Park Circus was built between 1855 and 1863. Many of the area's large townhouses which were converted to offices during the latter half of the 20th century are being returned to residential use. It was declared a Conservation Area in 1970.

One of the main attributes of the Park area is the accessibility of both the West End's and City Centre's wide range of amenities. Park offers a leafy tranquil surrounding, yet is only minutes from access to the M8 at Charing Cross.

There is excellent local and private schooling in the area and an underground station at Kelvinbridge. It is also an ideal location for those looking to study at Glasgow University.

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