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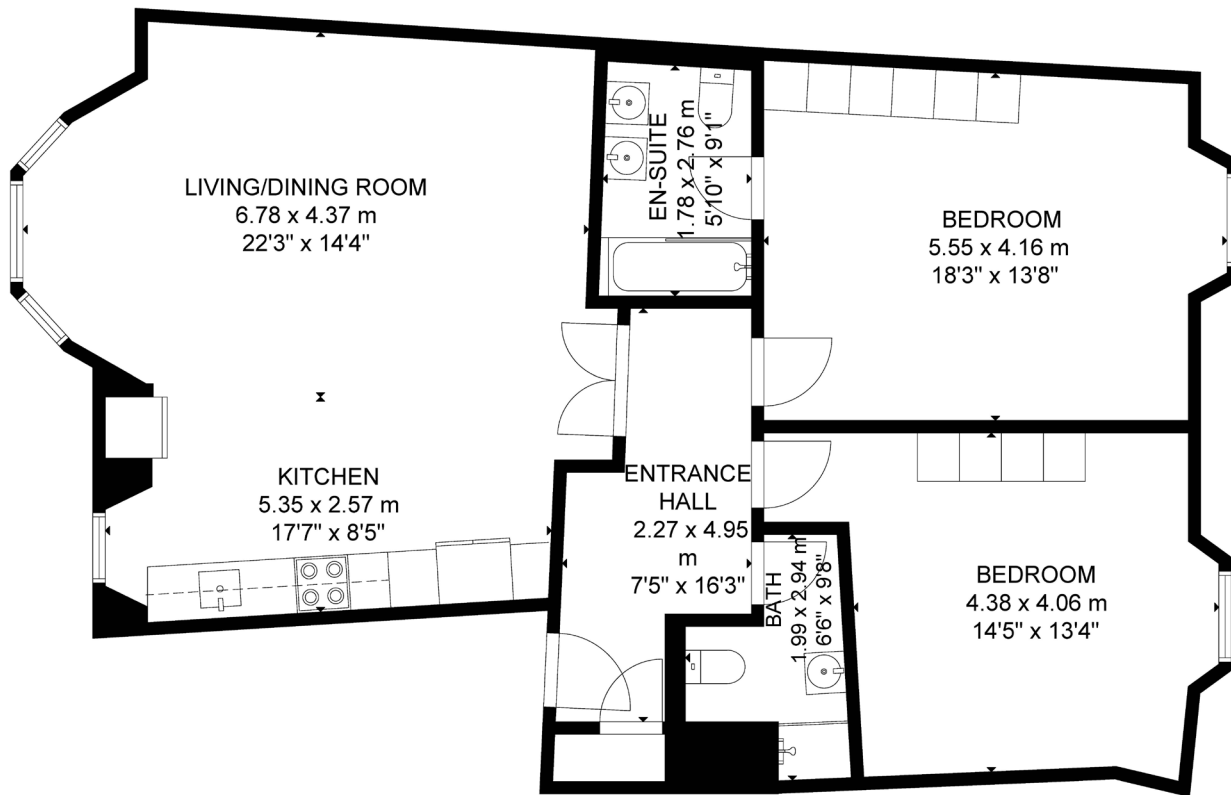
## FLAT 4 13 LYNED OCH CRESCENT, PARK

2 | BEDROOMS   2 | BATHROOMS   1 | PUBLIC ROOM

**This wonderful two bedroom flat is within a handsome, B-Listed blonde sandstone townhouse conversion built circa 1848 and was fully renovated circa 2006. The apartment has been upgraded by the current owners with a new kitchen and has also been re-wired.**

Communal entry to the building is via a secure entry system leading into a beautifully refurbished and dressed hallway with original stair leading to all levels. The apartment has a welcoming reception hall with storage cupboard off and a superb open plan lounge kitchen with bay window, the perfect space for dining. There are two very large double bedrooms with views over the crescent's pleasure gardens, they both have built in wardrobes and the principal bedroom benefits from a stylish, fully tiled en-suite bathroom. Off the hall, there is an equally stylish shower room and the property also benefits from gas central heating.

The property has use of the mature residents' pleasure gardens and can apply for on street permit parking through Glasgow City Council.

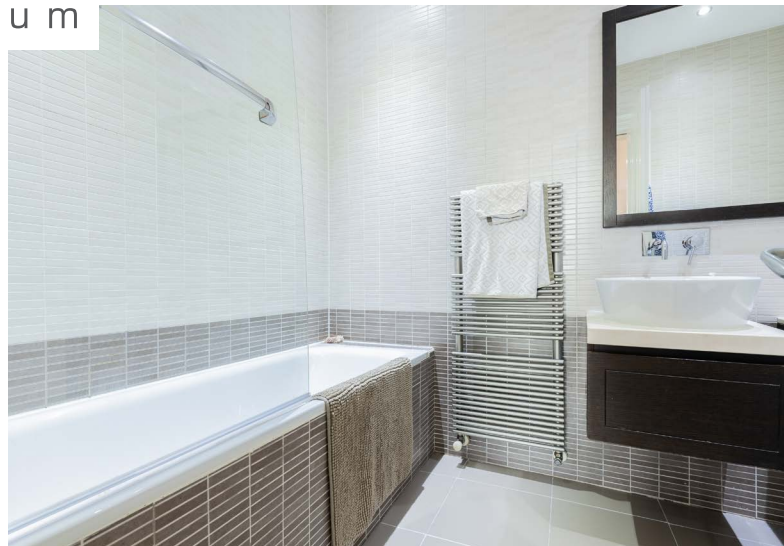
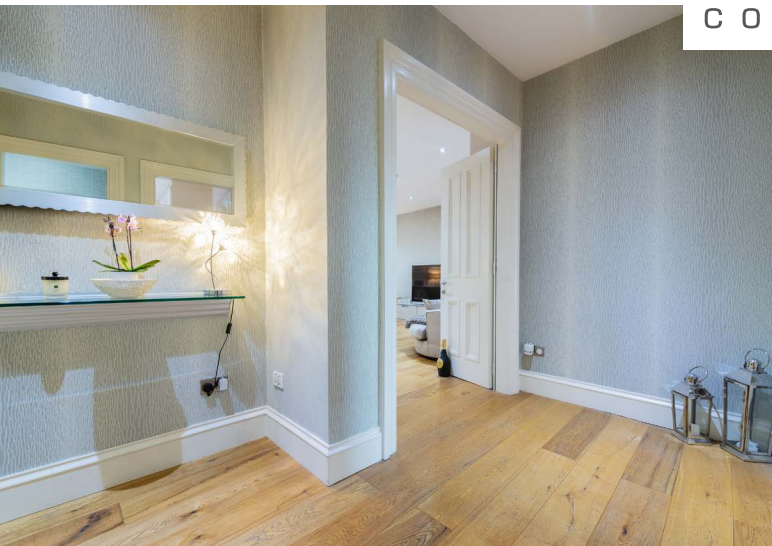


**WE4492 | Sat Nav:** 13 Lynedoch Crescent, Park, Glasgow, G3 6EQ

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.

For The Full Home Report Visit:

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