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ATTIC FLAT 12 CLAIRMONT GARDENS, PARK

1 | BEDROOM 1 | BATHROOM 1 | PUBLIC ROOM

A superb one-bedroom, very spacious top floor attic flat, located in the highly sought-after Park district.

Number 12 Clairmont Gardens is a superb one-bedroom, very spacious top floor attic flat, with residents first come first serve parking to the rear, located in the highly sought-after Park district. Entrance to the building is via a residents-controlled entry system with the communal hallway featuring beautiful ornate corning. The internal accommodation comprises: an internal staircase that leads to the attic level where there is a beautiful dual aspect, spacious "loft apartment" style living room, with exposed sandstone wall, wooden beams and dining area. The kitchen, off the living room, has a good selection of base and wall mounted units and fantastic southernly views across the city. There is a spacious master bedroom with storage cupboard, a modern bathroom with shower over bath and also off the sitting room, is a very handy WC. One of the property's most appealing features is that it spans over both 12 and 13 Clairmont Gardens making it an extremely spacious one-bedroom flat.

The property has gas central heating, secure entry system, access to residents' pleasure gardens to the front, communal courtyard and residents' first come first serve parking to the rear. On street permit parking is also available on request via Glasgow City Council.

ATTIC FLOOR

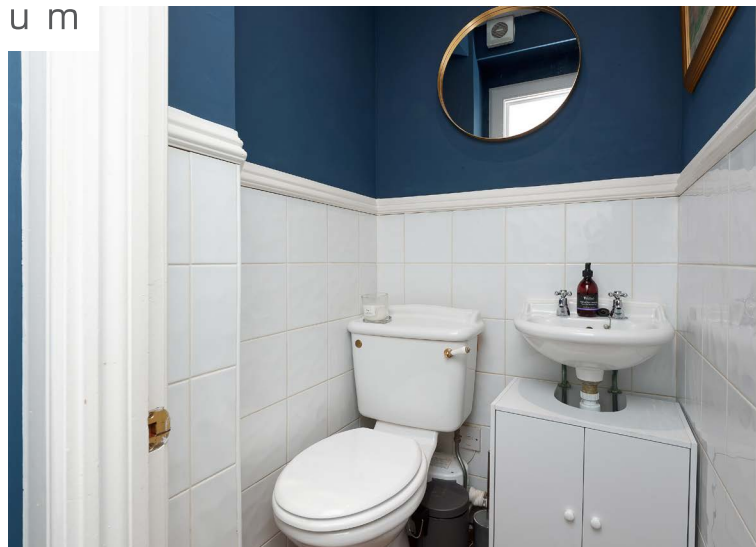


WE4495 | **Sat Nav:** Attic Flat 12 Clairmont Gardens, Park, Glasgow, G3 7LW

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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