



## 3/2 4 PARK QUADRANT PARK

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### 3 | BEDROOMS

### 2 | BATHROOMS

### 1 | PUBLIC ROOM

**An outstanding, three-bedroom, top floor flat with incredible views over the city, the West End and the Campsie Hills further afield. The flat was designed and built in a modified French Renaissance style and forming part of one of Charles Wilson's bold outward looking terraces which dates to circa 1855.**

The interior is immaculately presented, extremely well proportioned and offers flexible living space. A secure entry system leads into a well-maintained communal hall and stairway which ascends to the top floor. Storm doors open into an internal stair providing access to the apartment which has a bright and spacious reception hall with storage off, beautiful sitting room with stunning views towards the Campsie's and beyond and a sliding door to a current office which could be used as either a third bedroom or second public room. There is a stylish dining/kitchen to the rear and two very well-proportioned double bedrooms, with the principal benefiting from an en suite bathroom and fitted wardrobes. There is also a stylish shower room off the hall.

In addition, the property benefits from gas central heating, gas fire, wood burner and direct access onto the roof space which boasts breath-taking views. Residents permit parking is available on request via Glasgow City Council.





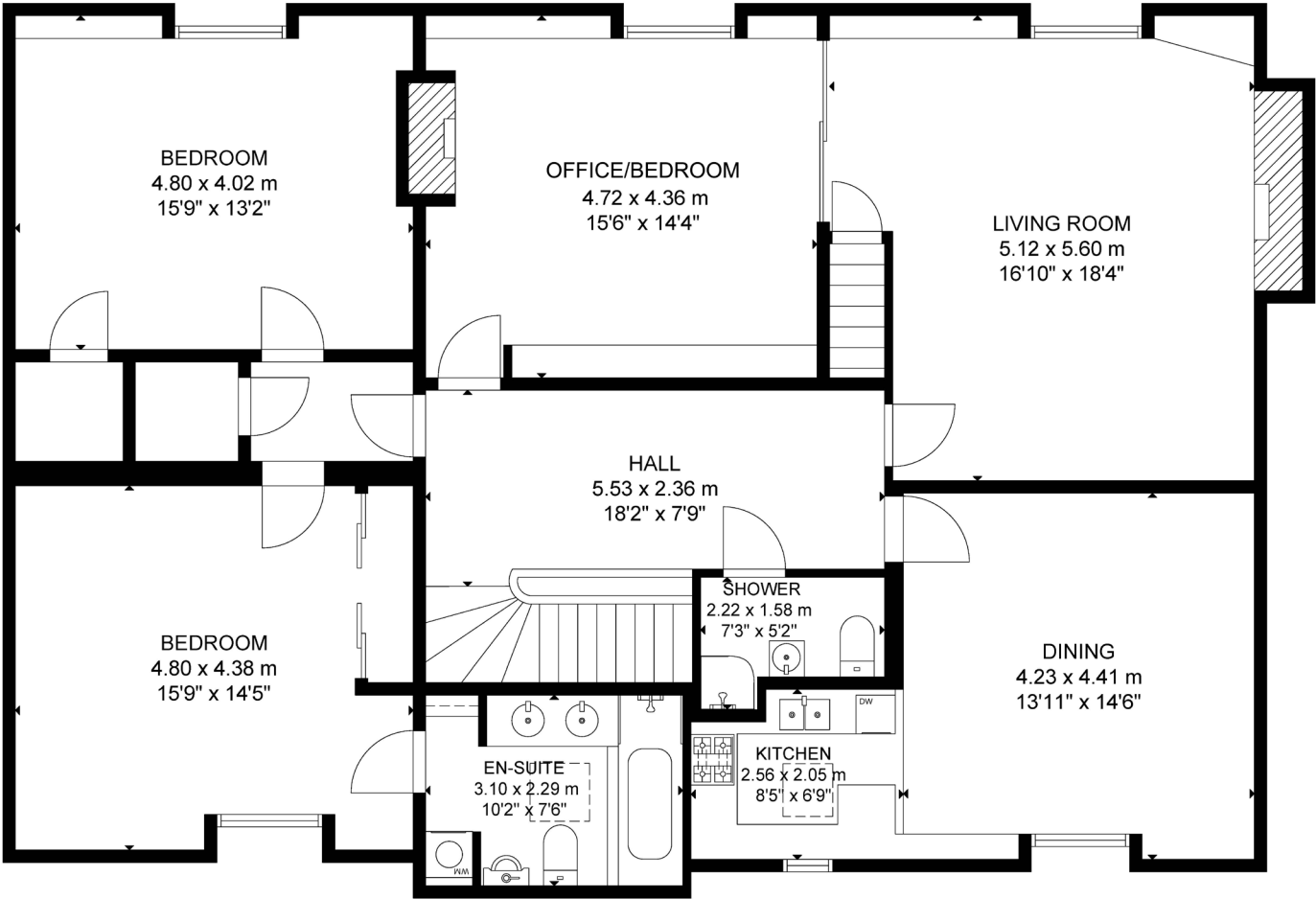












Arguably the most sought after and desirable location in Glasgow, is the Park.

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.

**WE4567** | Sat Nav: 4 Park Quadrant, Park, Glasgow, G3 6BS

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





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