



12 CLAREMONT TERRACE

PARK

www.corumproperty.co.uk





3 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

Listed and designed by architect John Baird I in 1842-1847, 12 Claremont Terrace is a superb main door, ground and lower ground duplex apartment that has undergone a dramatic transformation in recent times.

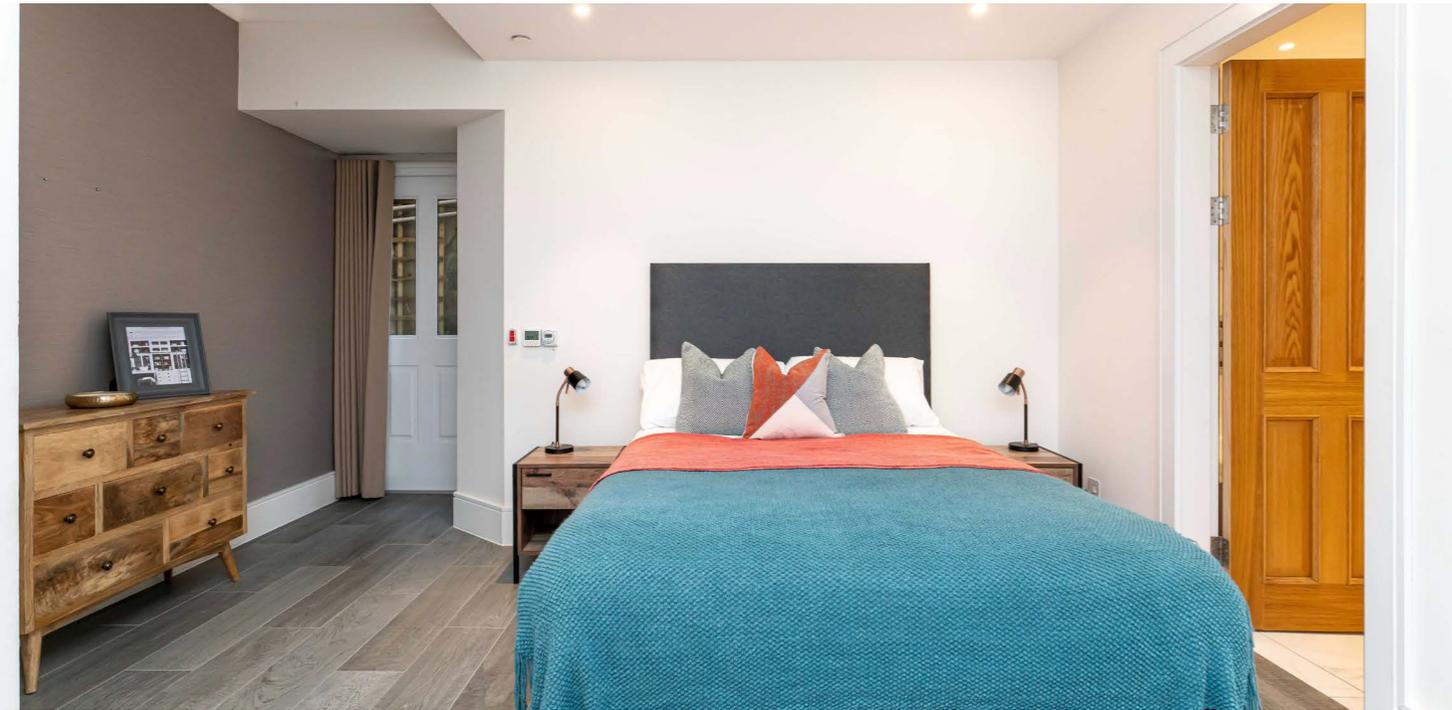
The property has wonderful period features including high ceilings, decorative cornices and magnificent dual aspect windows, ensuring a bright and spacious feel to the property, and in particular the main living space. This is twinned with high specification kitchen, soft closing doors and drawers, powerful extract systems, Krion worktops and Siemens integrated appliances. It is a truly beautiful finish to the open plan kitchen/drawing room, with beautiful herringbone wood flooring and also an integral sound system.

The bedrooms are tremendously spacious and all benefit from individually designed en-suite facilities. Perhaps one of the simplest yet most appreciated points of detail in the design is the hidden utility room from the lower level corridor and the property also benefits from a home office, that provides direct access to the private front garden.

As well as the private well-maintained garden, the property also benefits from an allocated parking space in secure garage with electronic door, and lift and stair access to upper floors from communal areas. There is also gas central heating, double glazing and access to residents' pleasure gardens, subject to key subscription.









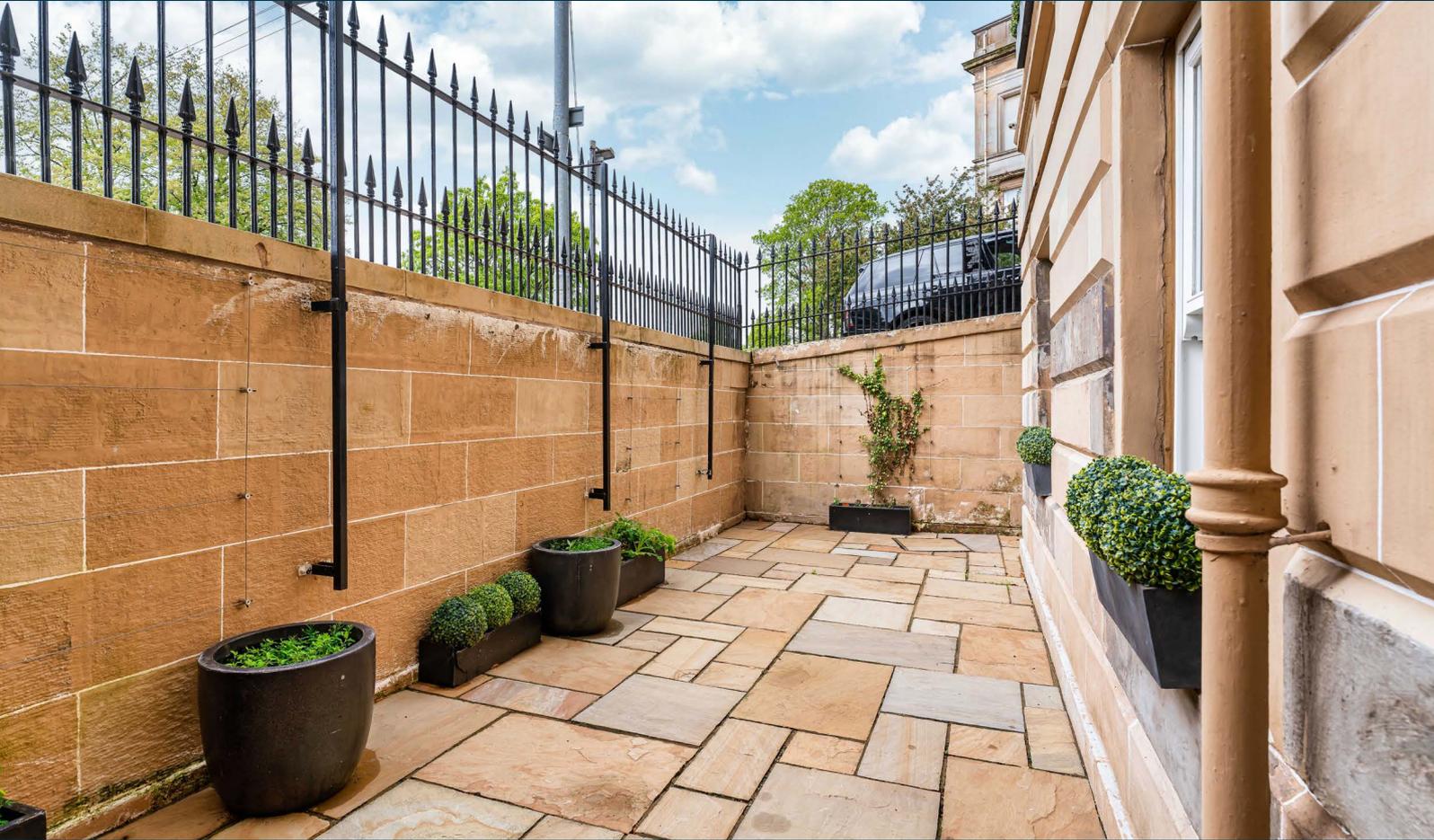
Arguably the most sought after and desirable location in Glasgow, is the Park.

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.

WE4568 | Sat Nav: 12 Claremont Terrace, Park, Glasgow, G3 7XR

For the full home report visit www.corumproperty.co.uk

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



WE'RE **SOLD** ON
YOUR FUTURE



Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendnq@corumproperty.co.uk

www.corumproperty.co.uk