



8 REGENT PARK SQUARE

STRATHBUNGO

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5 | BEDROOMS

4 | BATHROOMS

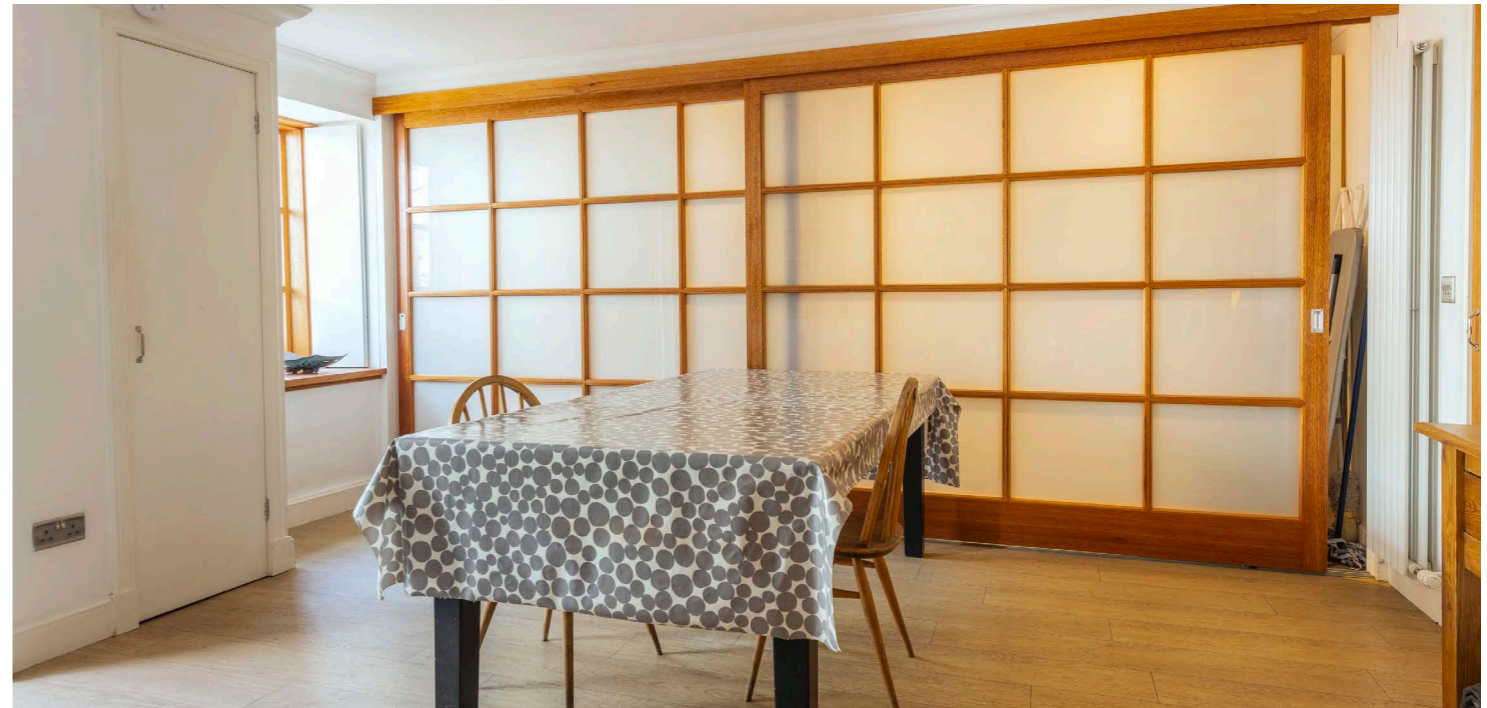
4 | PUBLIC ROOMS

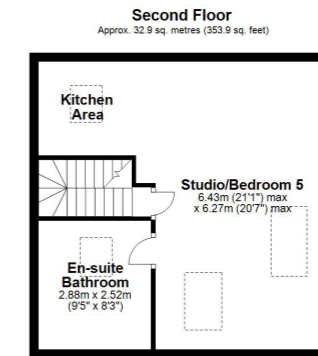
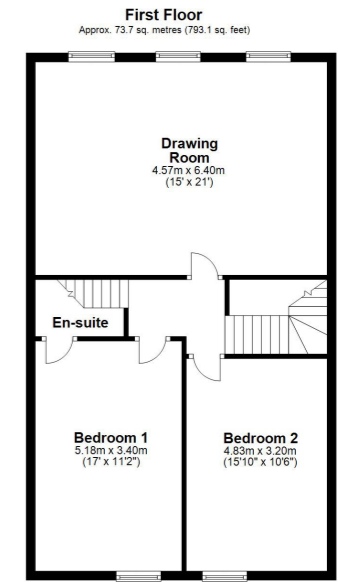
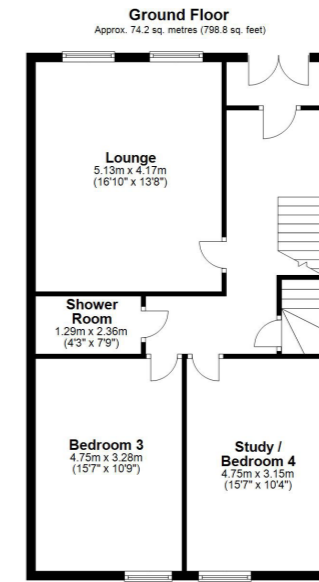
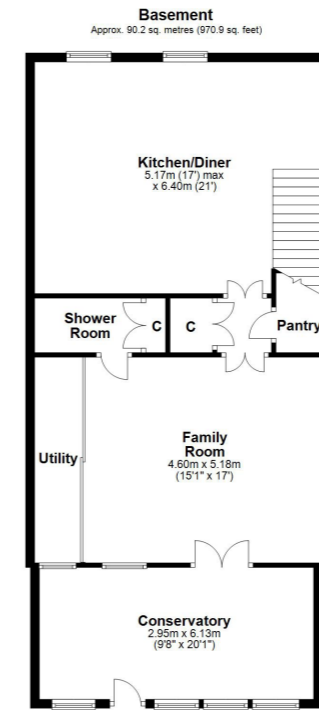
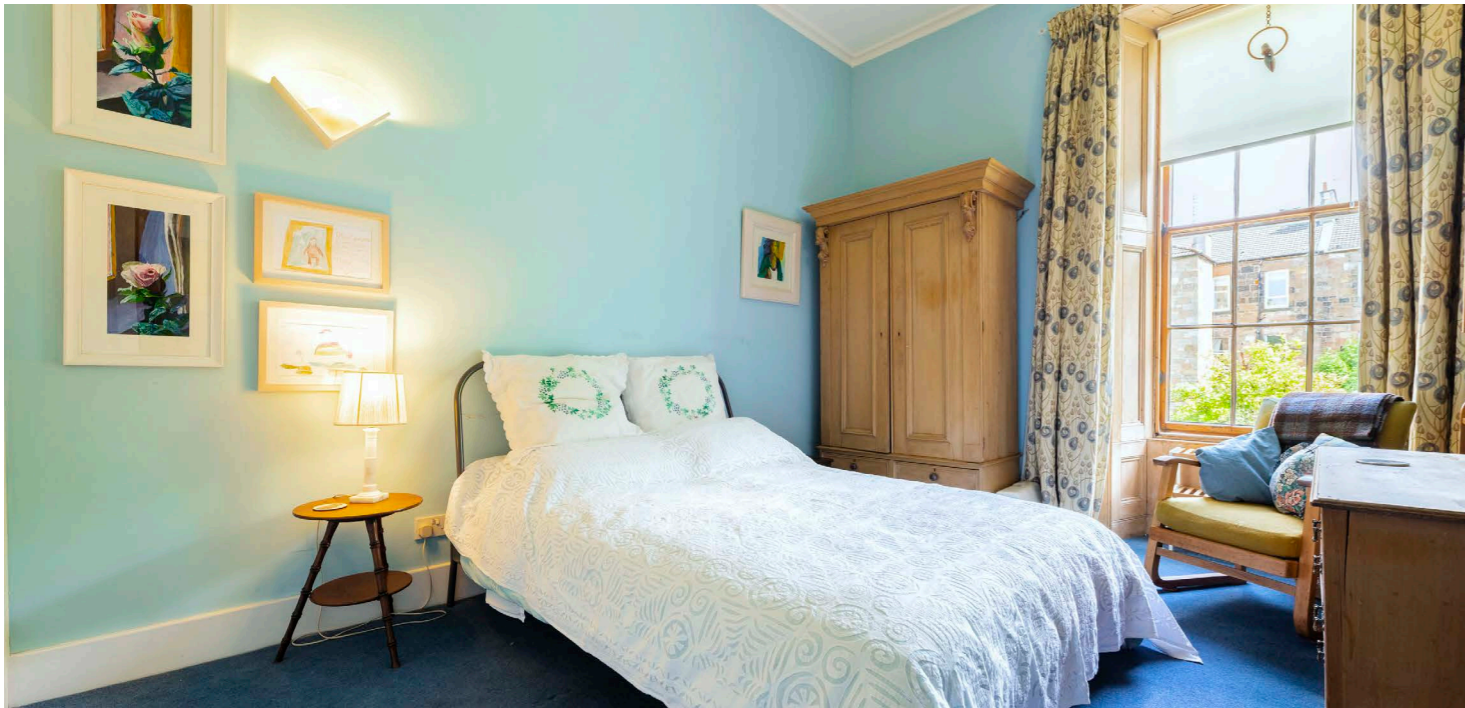
An elegant, Category B Listed townhouse in Strathbungo featuring substantial and flexible accommodation over four main levels.

Positioned in the heart of the Strathbungo district and originally dating from the 1860's, this full townhouse has been meticulously upgraded and successfully extended by the current owners. The property is presented to market in excellent order delivering versatile accommodation with nine principal apartments formed over four levels.

The accommodation includes; vestibule via storm doors, reception hallway, lounge/sitting room on ground floor with feature fireplace, stunning 21ft drawing room at first floor and the lower ground level hosts a large kitchen with ample space for large dining table and chairs, with Aga and a great range of floor and wall mounted units. There is a family room to rear with shower room off and a creatively designed utility room with sliding doors. From the family room, there is access to the beautiful conservatory with views over the well stocked enclosed gardens. In total, there are 5 large bedrooms, one of which is the converted attic space – currently utilised as a studio. There are three shower rooms and one bathroom, one on each floor and an abundance of storage throughout. The property is finished in fresh modern tones throughout and offers a turnkey proposition for any buyer.

The property has gas fired central heating whilst the window units are single glazed sash & case style, with working shutters on two levels. A number of original features are still in situ including detailed ceiling plasterwork, moulded woodwork and fireplaces. Externally the property sits within private grounds, fully enclosed to the rear with a gate to the resident's lane behind the terrace.





8 Regent Park Square is found in the thriving Southside community of Strathbungo where independent restaurants, delicatessens, bars and coffee houses are all within walking distance. Queens Park is approximately 100 yards away providing recreational space, tennis courts, football pitches and Glasshouse. Pollokshields West and Queens Park train stations are within half a mile of the front door.

SS4174 | Sat Nav: 8 Regent Park Square, Strathbungo, G41 2AG

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.



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