



18 LYNEDOCH CRESCENT PARK

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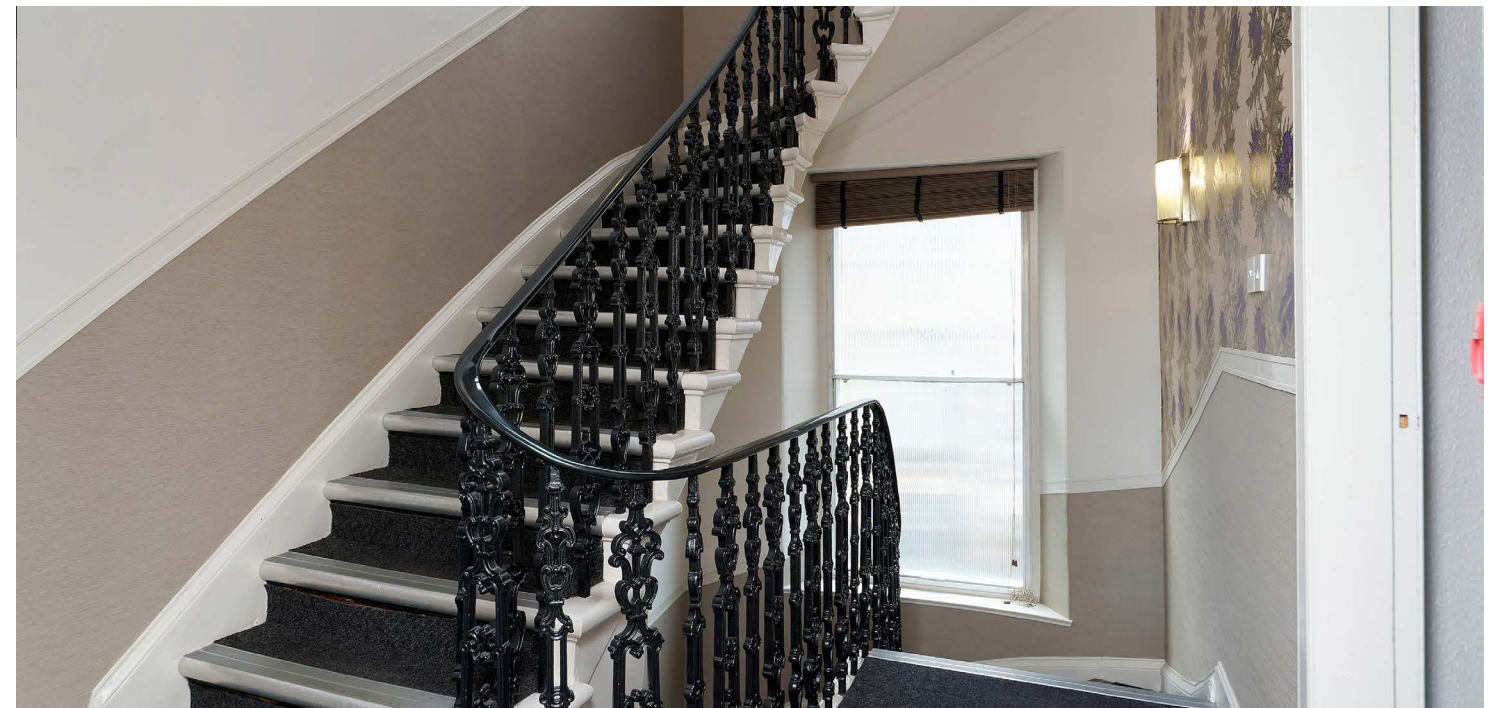
15 | APARTMENTS

Designed by architect George Smith in 1845-48, this beautiful classical crescent is arranged around the quaint resident's pleasure gardens and is situated perfectly for those looking to enjoy all this affluent pocket has to offer, as well as the hustle and bustle of the West End and City Centre.

18 Lynedoch Crescent is a handsome blonde sandstone townhouse formed over four levels and is the former HQ of Douglas Laing & Co, the independent family-owned Scottish Whisky business established in 1948. The 15-apartment accommodation still benefits from wonderful original features and with the relevant planning consents and approval, has the potential to be converted back into a residential dwelling(s). It also has the added benefits of private parking to the rear, along with residents' permits for on street parking available via Glasgow City Council.

Lynedoch Crescent benefits from a secluded yet convenient position within the Park district and has the added benefit of access to the residents' shared pleasure gardens. Long walks can be enjoyed in nearby Kelvingrove Park, leading to the vibrant West End and Finnieston, which are home to lively bars, boutique shops and the historic Glasgow University. The City Centre and financial district is also a short walk away, offering a wide selection of bars, restaurants, cafes, cinemas and a popular shopping area.

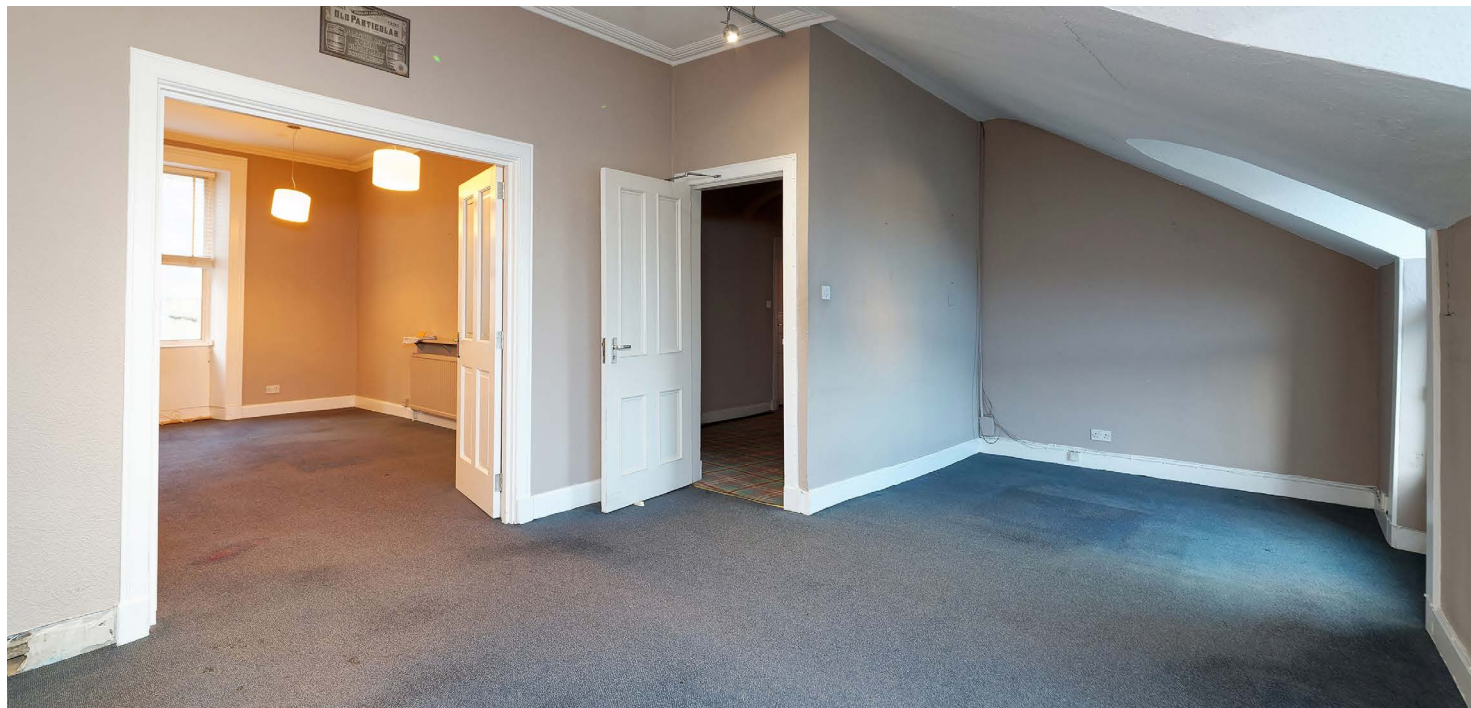
The nearby Park Circus was built between 1855 and 1863 and is home to some of the City's most impressive apartments and homes. Many of the area's large townhouses which were converted to offices during the latter half of the 20th century are being returned to residential use, and it was declared a Conservation Area in 1970.

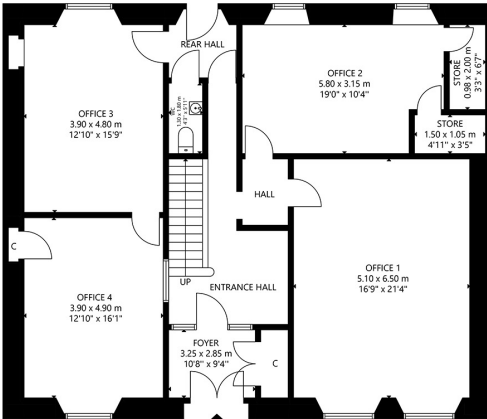
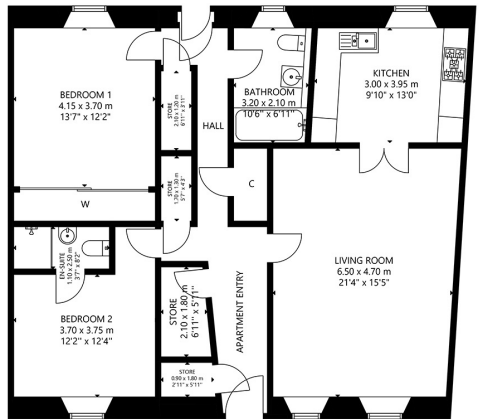
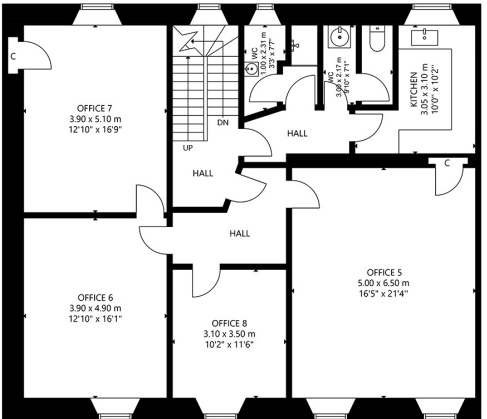
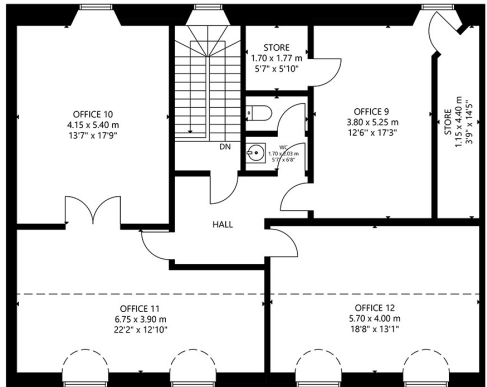












18 LYNEDOCH CRESCENT, GLASGOW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5,344 SQ FT / 496 SQ M

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

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 is an ideal location for those looking to study at Glasgow University. There is also a nearby underground station at Kelvinbridge.

WE4715 | Sat Nav: 18 Lynedoch Crescent, Park, Glasgow, G3 6EQ
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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