# 1/2 25 LYNEDOCH STREET

PARK

www.corumproperty.co.uk

corum

**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**This beautiful, B-Listed building and terrace was designed by John Lessels and built 1877, with later alterations to No. 25 by A G Sydney Mitchell in 1883, including a billiard room to the rear. In more recent times, the building was home to Park School for Girls which merged with Laurel Bank in 2002 and subsequently the building was converted into luxury apartments.**

This fine example offers wonderful aspects over Lynedoch Crescent. The building is initially accessed via secure entry into a well-maintained residents reception hall, which in turn, leads to the apartment on the first floor. Internally, there is a welcoming reception hall, large formal lounge with focal feature fire and beautiful, breakfasting kitchen off. There are two well-proportioned double bedrooms, both with ample wardrobe space, and finally, a very stylish shower room.

In addition, the property has stunning wooden flooring, gas central heating, private, allocated parking to the rear and residents on street permit parking can be requested via Glasgow City Council.

gather together

**SHOWER ROOM**
6'11" x 5'7"
2.10 x 1.70 m

W

**BEDROOM 2**
10'8" x 9'1"
3.25 x 2.77 m

**LIVING ROOM**
16'5" x 24'3"
5.00 x 7.40 m

**HALL**

**BEDROOM 1**
12'6" x 10'10"
3.80 x 3.30 m

IN

**KITCHEN**
10'9" x 9'10"
3.30 x 3.00 m
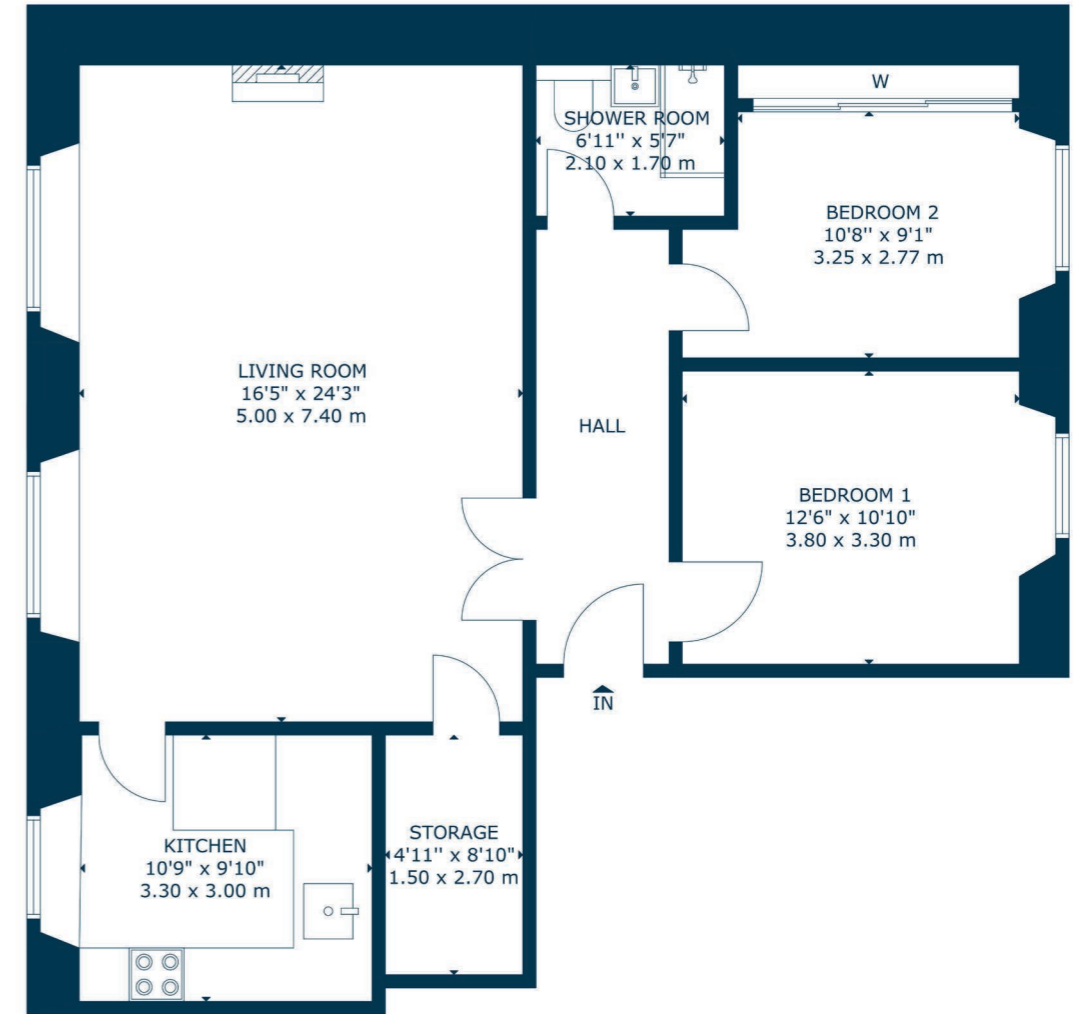
**STORAGE**
4'11" x 8'10"
1.50 x 2.70 m

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.

**WE4873** | Sat Nav: 25 Lynedoch Street, Park, Glasgow, G3 6AA

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

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

**Tel:** 0141 357 1888
**Email:** westendenq@corumproperty.co.uk

**www.corumproperty.co.uk**