



41 REGENT PARK SQUARE

GLASGOW

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5 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

This captivating townhouse delivers numerous features, versatile space and a South West facing rear garden.

The accommodation includes; vestibule via storm doors, impressive reception hallway, sitting room with twin windows and working fire, two double sized bedrooms and a three piece bathroom suite.

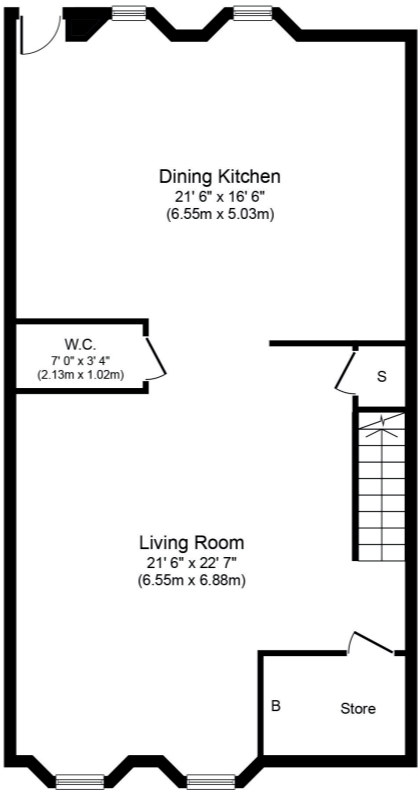
The original sweeping staircase leads to first floor level revealing a grand drawing room (presently the main bedroom) with triple window formation to the front. Two further bedrooms are found to the rear of the first floor alongside a sleek shower room off the landing.

From ground floor, another fixed stair leads to garden level where an outstanding living room is formed on an open plan basis to a unique dining kitchen space. There is a wood burning stove in the living room, two storage cupboards adjacent, bespoke understairs storage and a WC. A door from the kitchen leads into the back garden. One of the two windows in the living room swings in the way giving direct access to the front garden.

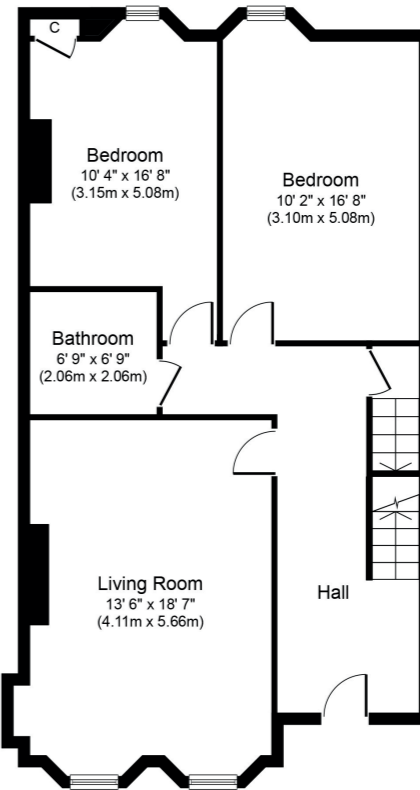
The property has gas central heating and refurbished timber cased window units. A number of features are in situ such as detailed ceiling plasterwork, working window shutters, moulded woodwork and exposed floorboards. A ceiling hatch at first floor level gives access into an attic space presently used for storage. Some neighbouring properties have created accommodation in the attic which may be possible subject to consents.

Externally the property sits within private grounds, enclosed and South West facing to the rear with a gate to a resident's lane behind the terrace. The back garden has a patio adjacent to the kitchen door, astro turf, raised beds and a bike/wood store as well as established fruit trees and bushes. Free on street parking is readily available throughout Strathbungo.

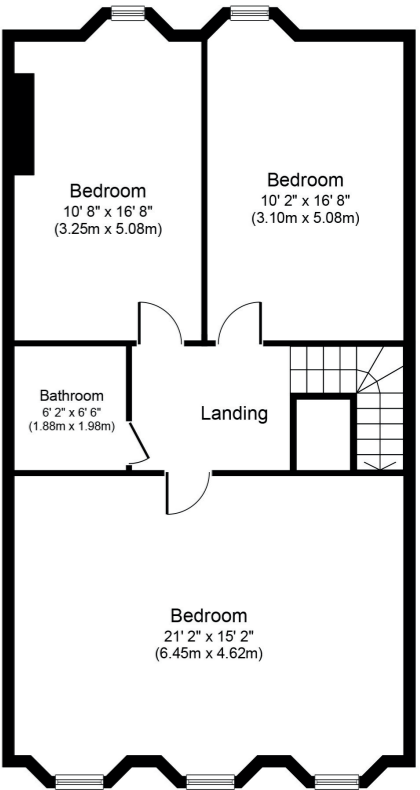




Lower Ground Floor



Ground Floor



First Floor

Strathbungo is on the doorstep of numerous independent restaurants, coffee houses, shops and bars as well as supermarkets. Queens Park is at the end of the Square, providing recreational space and a children's play area. Pollokshields tennis and bowling clubs are within easy reach, as are Pollok Park and the Burrell Collection. Pollokshields West train station is approximately 500 yards away, the last stop before Glasgow Central Station. Reputable state or private schooling is available locally at primary and secondary level.

SS4611 | Sat Nav: 41 Regent Park Square, Glasgow, G41 2AF

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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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