



BERGIUS HOUSE

1/2 20 CLIFTON STREET, PARK

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3 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

This wonderful three bedroom modern apartment is situated within the highly desirable Bergius House. A fabulous modern development to the rear of Claremont Terrace (Claremont Mansions). Fully renovated in 2016/17, this outstanding property offers modern, sleek living in one of Glasgow's most desirable districts, Park. The outside terrace is without a doubt one of the most impressive in Glasgow and makes a fantastic space to entertain in the warmer months.

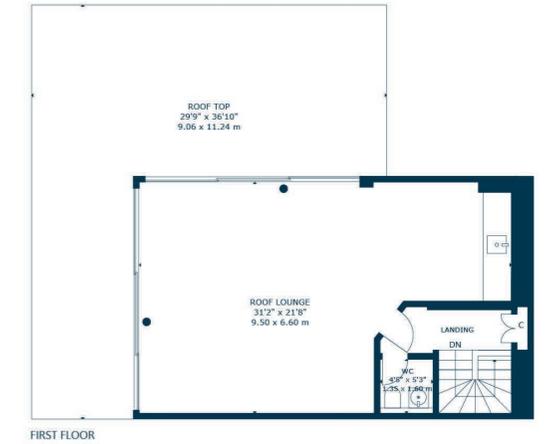
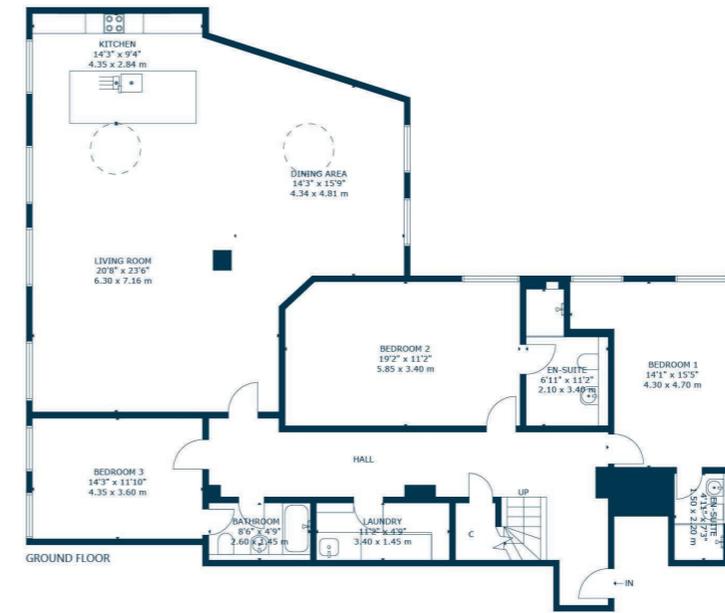
The building is entered via a secure entry system, leading into a stylish resident reception hall. The apartment for sale is situated on the first floor, accessed by stairs or a common lift. The accommodation comprises a welcoming reception hall with beautiful hardwood herringbone flooring, three well-proportioned double bedrooms with quality wool carpets and individual ensembles by Porcelanosa. To the rear is a very spacious open plan living/dining kitchen. The contemporary style kitchen benefits from Krión work tops, soft closing doors/drawers, glass splash-back and Siemens integrated appliances. There is also excellent ancillary storage and a separate dedicated laundry room located off the main hallway.

Upstairs is the wonderful sun-room which has direct access via fully retractable sliding glass doors to the terrace. On this level there is also an entertainment servery with sink and integrated fridge as well as high quality WC. The property benefits from gas central heating, underfloor heating with individual room controls, double glazing and a private parking space within the basement car park (accessed off Claremont Terrace Lane).









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.

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

WE4903 | Sat Nav: Bergius House, 1/2 20 Clifton Street, Park, G3 7XS

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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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