



**MAIN DOOR GARDEN FLAT**  
**7 CLAREMONT TERRACE**  
**PARK**

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**2 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**This stunning two-bedroom main door garden flat, located in one of Glasgow's most sought-after areas, offers a rare combination of space, style, and convenience. Set within Dalziel House, a historic building designed by John Baird in 1842-47 and A-listed for its architectural significance, the flat spans approximately 1,800 square feet. The property boasts private garden spaces both at the front and rear, as well as two private parking spaces accessed via a rear lane, this is extremely rare making it a truly unique find in the heart of the desirable Park District, conveniently positioned between the West End and City Centre.**

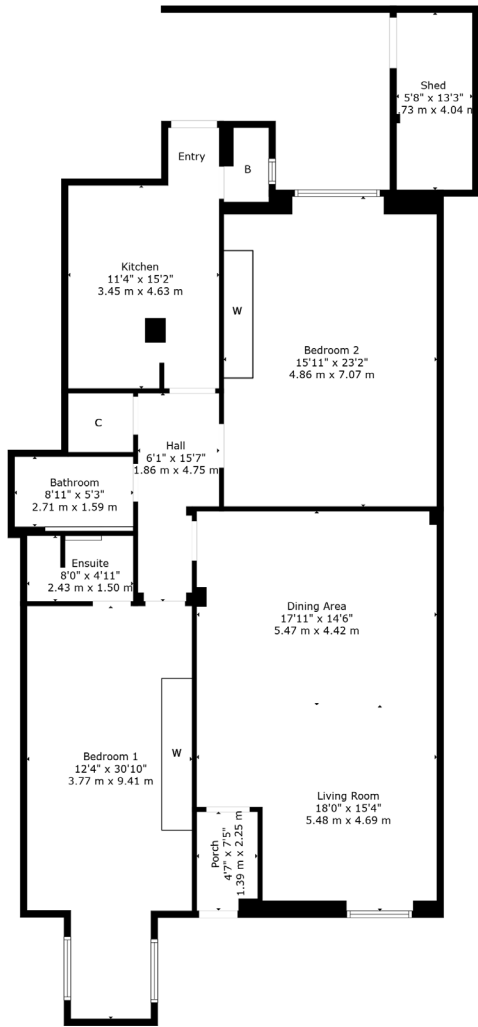
The accommodation features a main door entry leading into an elegant vestibule. The spacious open-plan living and dining area at the front of the flat is perfect for entertaining, while the generous principal bedroom comes complete with a beautifully newly fitted en-suite. The second bedroom, located at the rear, is equally impressive, and there's a stylish family bathroom that has recently been redesigned. The well-equipped dining kitchen offers a range of integrate appliances and is situated to the rear.

The flat is also packed with thoughtful storage solutions, both internally and externally, with a private shed to the rear ideal for bikes or garden furniture. Other highlights include beautiful engineered hardwood flooring, gas central heating, and the added benefit of on-street parking available through Glasgow City Council.









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.

**WE5195** | Sat Nav: 7 Claremont Terrace, Park, Glasgow, G3 7XR

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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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