



4/2 11 PARK QUADRANT PARK

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1 | BEDROOM

1 | BATHROOM

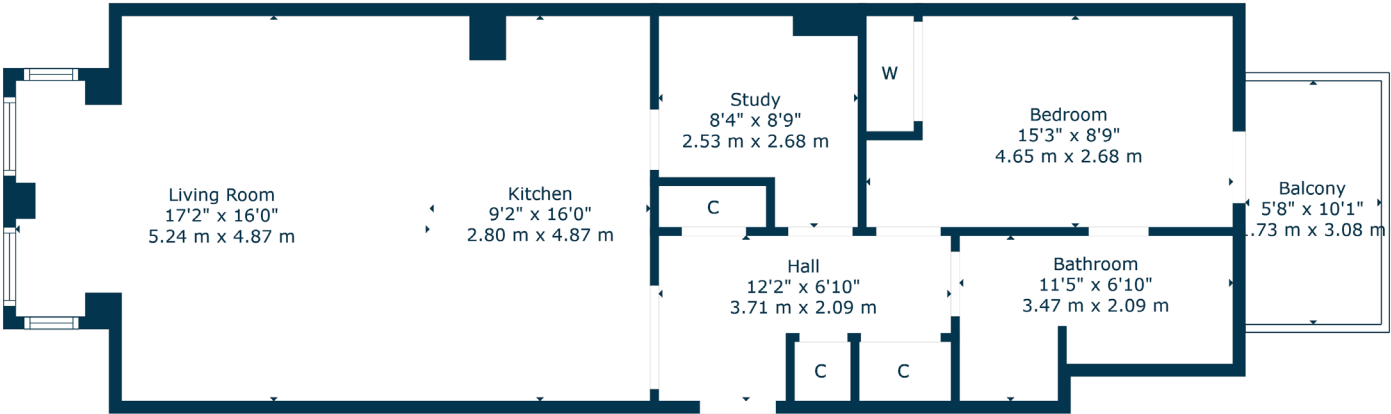
1 | PUBLIC ROOM

Part of the original Charles Wilson Park Area masterplan, construction of the concentric ringed Circus area halted in the mid 1850's and the final quadrant lay undeveloped, until now. This legacy has resulted in the Park Quadrant site becoming 'the missing piece' of the historic Park Circus area and has been beautifully renovated and built by Ambassador Living. As the iconic development reaches the final stages, this is an excellent opportunity to own one of these fabulous apartments within the last developed Quadrant of Glasgow's Park District.

The beautiful building is entered via a secure entry system into a stunning communal hall with lift access to all levels. The immaculate and stylish internal accommodation, situated on the fourth floor, comprises; large welcoming reception hall with excellent storage and utility off, and a stunning spacious open plan living room/kitchen with island and ample space for dining in the bay window. From here there is also unobstructed views across Glasgow. There is an excellent study room, perfect for home working accessed from the kitchen and hall, and a large principal bedroom with stylish en-suite (which can also be accessed from the hall) and fitted wardrobes. It also has the beautiful balcony which has South Westerly aspects.

Further features include underfloor heating throughout, double glazing, engineered hardwood flooring, Kohler bathrooms, stone kitchen worktops, Leicht units and integrated Gaggenau appliances in the kitchen. As previously mentioned, there are stunning garden grounds and on street parking.





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

The Park District area is bordered by the City Centre, Kelvingrove 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. The property is also in very close proximity to Kelvingrove Park.

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.

WE5221 | Sat Nav: 4/2 11 Park Quadrant, Park, Glasgow, G3 6BD

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

Tel: 0141 357 1888

Email: westendnq@corumproperty.co.uk

www.corumproperty.co.uk