



**12B REGENT PARK SQUARE**

STRATHBUNGO

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c o r u m

2 | BEDROOMS

2 | BATHROOMS

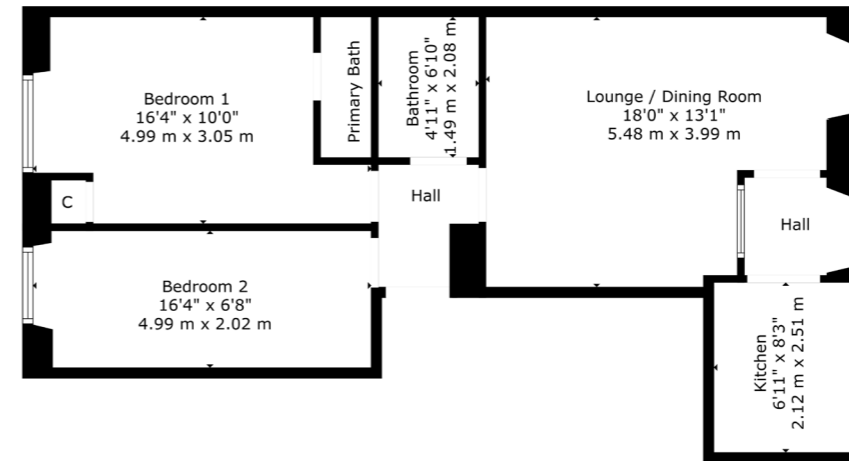
1 | PUBLIC ROOM

Positioned at garden level in a category B Listed terrace, this two bedroom home is found in the bustling conservation area of Strathbungo. The building was divided some years ago to house two properties, amicably finished so both have their own main door access points and private gardens. The property for sale is beautifully presented having been maintained and sympathetically upgraded by our client.

- Main door garden level conversion
- Semi open plan lounge to kitchen
- Two versatile bedrooms to rear
- Bathroom & separate en-suite
- Built in wardrobes with ample storage
- Southwest facing front garden
- Shed accessible via lane access and space for bike storage
- Numerous amenities nearby

#### Amenities

12B Regent Park Square is in the popular Southside community of Strathbungo where independent restaurants, shops, bars and coffee houses are all within close proximity. Queen's Park is approximately 250 yards away providing excellent recreational space, tennis courts and a recently regenerated bandstand/arena. Pollokshields West and Queens Park train stations are both within half a mile of the front door whilst numerous bus routes are available around the corner on Pollokshaws Road. Strathbungo is known for Window Wonderland (March) and Bungo in the Back Lanes (July). The area was voted the coolest place to live by Time Magazine.



Sat Nav:  
12 Regent Park Square, Strathbungo, G41 2AG

SS4932

\*All measurements and distances are approximate.  
Floorplans are for illustration purposes and may not be to scale.

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