



# FLAT 3 4 PARK GARDENS

PARK

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





3 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

This stunning three-bedroom upper duplex apartment is located in the highly sought-after Park District of Glasgow, offering enviable views and luxurious living space. The A-listed former townhouse was built in 1855 and designed by Charles Wilson, and underwent a complete renovation in circa 2010, preserving its character while introducing elegant, modern finishes.

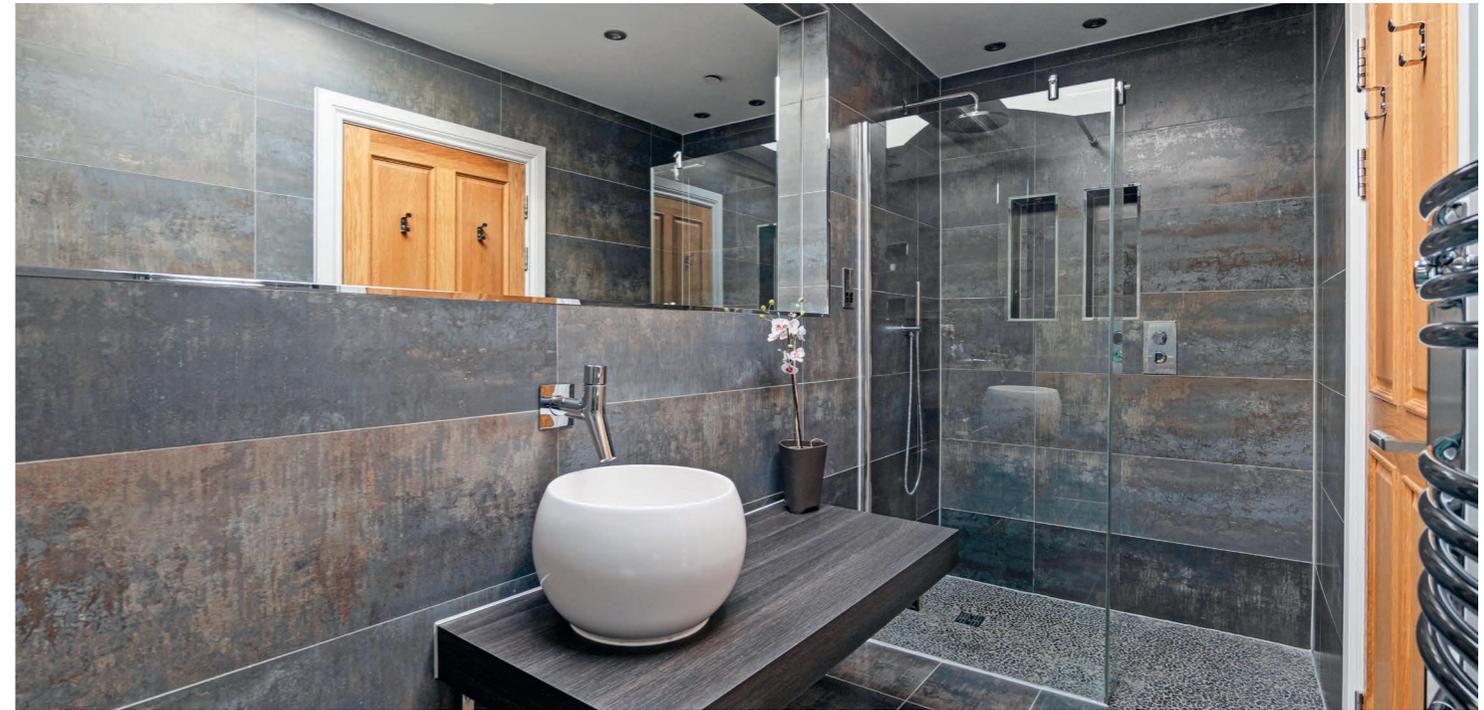
Spanning over 3,000 sq ft, the duplex occupies the second and top floors, with a spacious and sophisticated interior. Highlights include a grand reception hall, a striking spiral staircase, an elegant sitting room with double doors, a TV/family room, a formal dining room, and a beautifully handcrafted Callerton kitchen by Kitchens by J D Geddes. The kitchen is complemented by a walk-in larder, utility room, and a cloakroom with marble tiles.

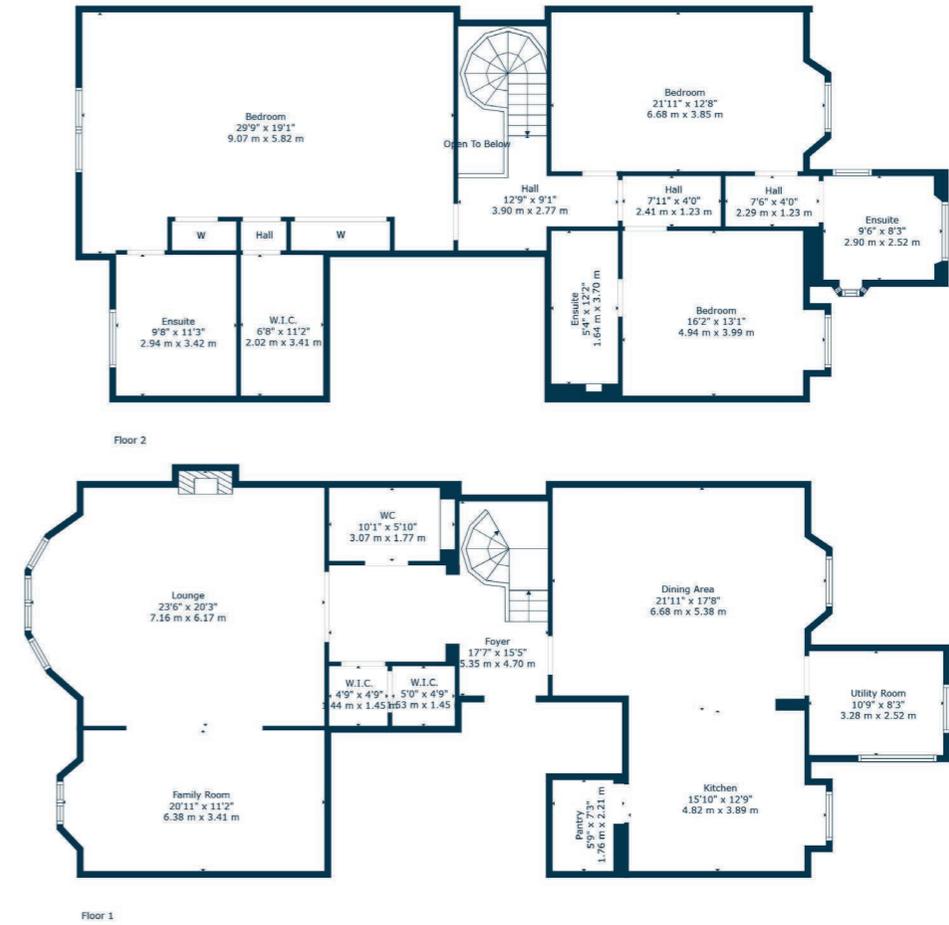
Upstairs, you will find three double bedrooms, all featuring luxurious en-suite bathrooms. The property is finished to the highest standard with designer bathrooms, Corian worktops, quality carpets, and walnut floors. Additional amenities include underfloor gas central heating, a video entry system, and access to a shared decked garden at the rear.

The apartment also offers breathtaking views over Kelvingrove Park and on-street resident permit parking is available via request to Glasgow City Council. This truly is a rare and remarkable property in one of Glasgow's most desirable locations.









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.

**WE5230** | Sat Nav: Flat 3 4 Park Gardens, Park, Glasgow, G3 7YE

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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



WE'RE **SOLD** ON  
YOUR FUTURE



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

Tel: 0141 357 1888

Email: [westendnq@corumproperty.co.uk](mailto:westendnq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)