



**0/1 1 FITZROY PLACE**  
FINNIESTON

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**3 | BEDROOMS**  
**2 | BATHROOMS**  
**1 | PUBLIC ROOM**

**This beautiful ground and garden three-bedroom conversion, with private parking, is located within a much-desired West End address, in close proximity to the extremely popular Finnieston and Kelvingrove park area.**

Refurbished in circa 2005 by Park Area Developments, the property offers a wealth of contemporary and period features, which include detailed decorative cornice work, ceiling rose, picture rails and stunning, original stained-glass windows.

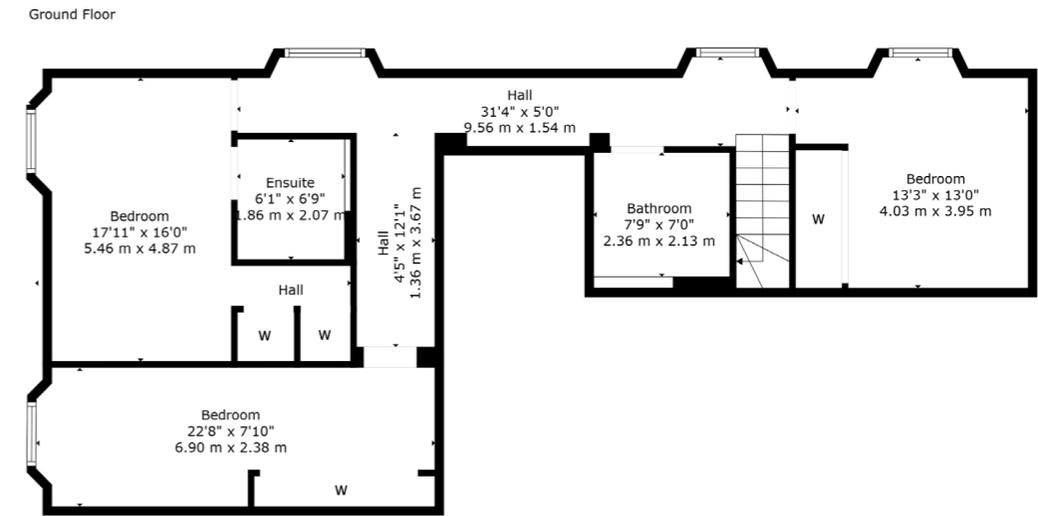
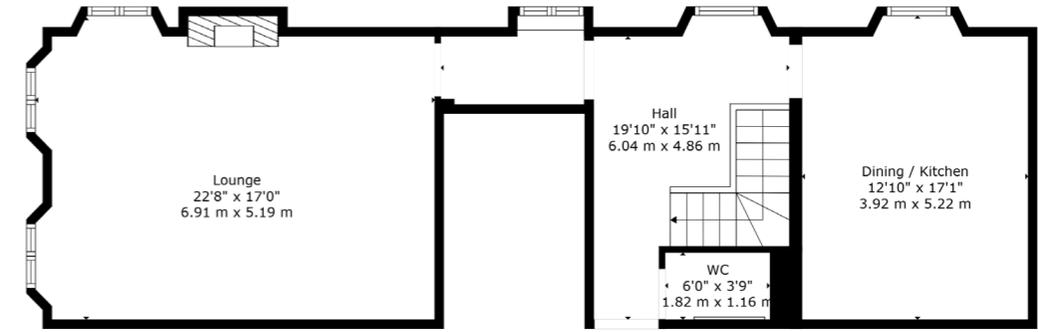
The building is initially entered via a secure entry system leading to a well-maintained communal hall, with access to the apartment being on the elevated ground floor level. The internal accommodation comprises; striking dual aspect lounge to the front with beautiful cornice work and a stunning feature fireplace. There is an expansive and modernised dining sized kitchen to the rear, boasting a range of base and wall mounted units, integrated appliances and ample space for dining, creating an ideal entertaining space for both guests and children. A stylish WC completes the upper level. Downstairs, there are three well-proportioned bedrooms, all offering in-built storage, and the principal further benefitting from a beautiful en-suite shower room. To complete the accommodation on offer, there is stylish main family bathroom, fully tiled with three piece suite and shower over bath.

The property includes gas central heating, secure entry system, fitted shutters in the lounge, shared outside shed, a private rear parking space, and boasts a wealth of contemporary and period features throughout, whilst blended beautifully with modernised apartments.









Today Finnieston has been promoted and built up as a modern residential and leisure area, mirroring Shoreditch in London. To this end many new bars and restaurants have been established, including The Ox & Finch, The Gannet, Six by Nico, The Kelvingrove Café, The Crabshakk and The Finnieston. Finnieston Street is a major junction on the Clydeside Expressway, and on 18th September 2006, was augmented with the addition of the Clyde Arc (known locally as "The Squinty Bridge") over the River Clyde.

Finnieston is also home to the SEC and the world-renowned OVO Hydro, where many events and concerts are held.

Public transport is available by bus and rail and there are excellent road links to Glasgow City Centre, via the Clydeside Expressway, the Clyde Tunnel and motorways.

**WE5292** | Sat Nav: 1 Fitzroy Place, Finnieston, Glasgow, G3 7RH

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

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