



# 1/1 7 PARK QUADRANT PARK

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- 2 | BEDROOMS
- 2 | BATHROOMS
- 1 | PUBLIC ROOM

**A-Listed and rich in period charm, this stunning French Renaissance style curved terrace of tenements designed by Charles Wilson, architect; circa 1855-58, are in one of Glasgow's most popular locations, Park.**

The property showcases original features such as decorative corning, picture rails, box skirting boards, panelled doors, and moulded architraves. These characterful details are beautifully complemented by modern upgrades, including a stylish dining kitchen and two contemporary en-suites.

One of the standout features is the breathtaking, open outlook from both the grand drawing room and the kitchen, offering sweeping views across the city and towards the Campsie Hills. Perfectly positioned between the West End and the City Centre, the property enjoys immediate access to a wealth of local amenities and overlooks a peaceful corner of Kelvingrove Park, with the park entrance just moments away. The world renowned, University of Glasgow is also within close proximity.

The immaculate interior begins with a spacious welcoming reception hall, which includes a WC/cloakroom and excellent storage. The spectacular bay-windowed drawing room benefits from outstanding views and a walk-in cupboard, and the bright, modern dining kitchen features butcher block worktops, a contemporary range of units, and integrated appliances. It is accessible from the hall and opens via double doors into the lounge for added convenience.

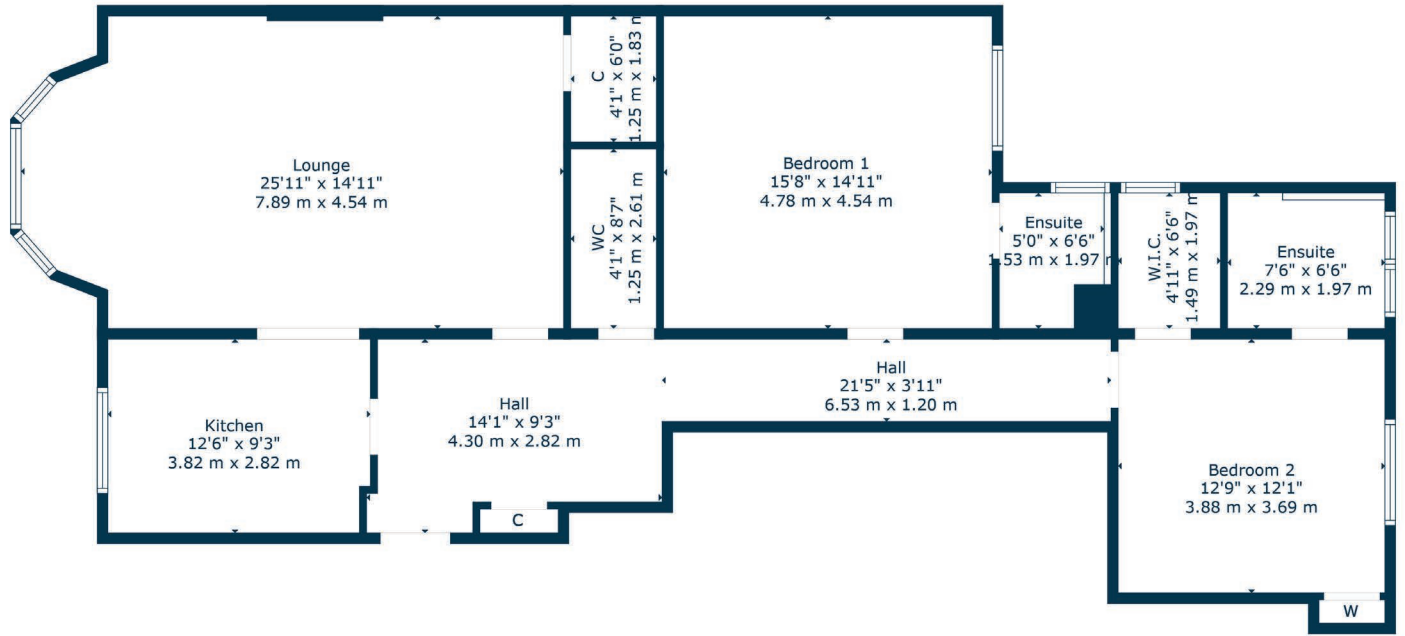
Both bedrooms are generously sized and tastefully presented, with bedroom one offering an en-suite shower room and bedroom two benefiting from an en-suite bathroom and a walk-in wardrobe. Additional highlights include quality hardwood flooring in the hall and lounge, neutral carpets in the bedrooms, and tiled floors in the kitchen, WC, and both en-suites.

Externally, residents can enjoy a well maintained communal walled garden to the rear and there is gas central heating. There is also residents on street parking, and permits can be requested via 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.

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.

**WE5309** | Sat Nav: 1/1 7 Park Quadrant, Park, Glasgow, G3 6BS

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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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