



FLAT 1

7 PARK CIRCUS

PARK, GLASGOW



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7 | BEDROOMS
4 | BATHROOMS
3 | PUBLIC ROOMS

7 Park Circus is a magnificent, six apartment, elevated ground and garden conversion, within this imposing, A-listed townhouse, designed by Charles Wilson circa 1857.

The property enjoys a commanding position with open aspects over the residents' pleasure gardens, and the stylish interior, which has been beautifully upgraded by the present owners, extends to over ?? sq.ft. The property is entered on ground floor level through a period communal hall into a dining hall, which leads to an elegant, large formal lounge with feature cornicing and fireplace. There is also the stylish dining kitchen, with island and integrated appliances, and a WC completes this level.

A staircase leads to the lower level sitting area and storage cupboards, and four double bedrooms off the hall. The principal benefits from a beautiful en suite shower room, and the second bedroom has a dressing area and sauna room off. A modern bathroom with separate bath and walk in shower, and utility room completes the accommodation on offer.

The property benefits from a private patio to the front, making an attractive seating area, generous cellar storage, communal rear gardens, gas central heating and secure door entry. There is also access to the central residents pleasure gardens.





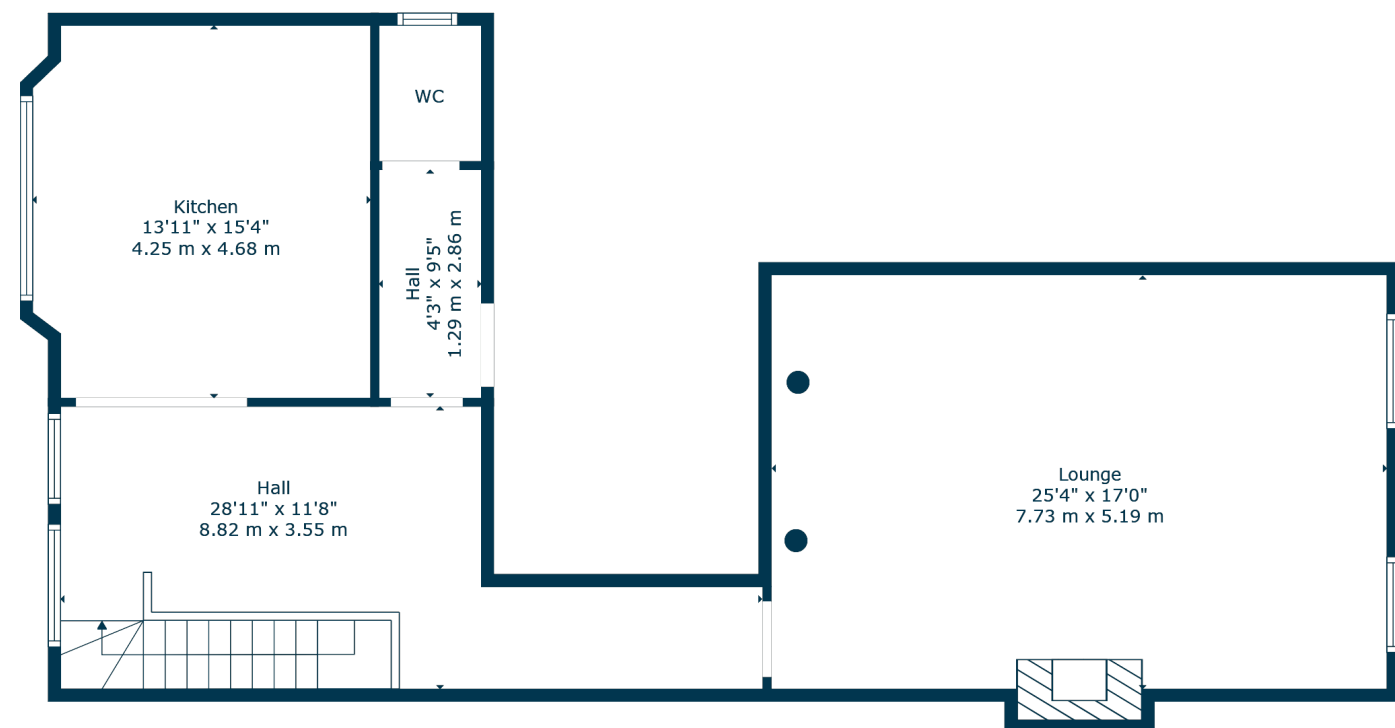
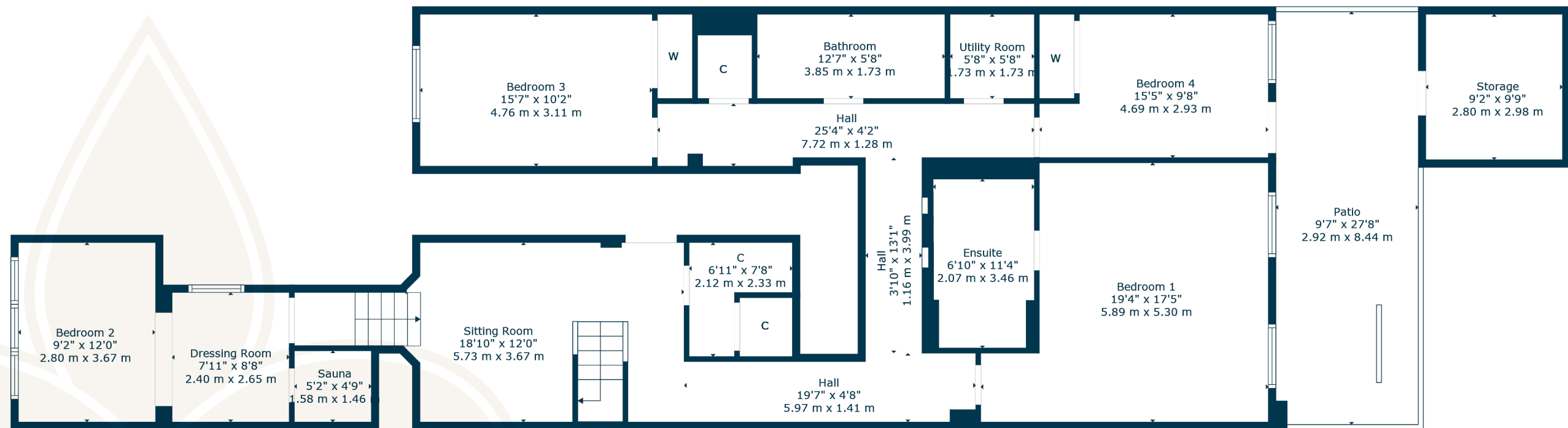












Arguably the most sought after and desirable location in Glasgow, is the Park.

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.

WE5346 | Sat Nav: 7 Park Circus, Park, Glasgow, G3 6AX

For the full home report visit corumproperty.co.uk

**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

T: 0141 357 1888

E: westendenq@corumproperty.co.uk

corumproperty.co.uk