



2B 6 LYNEDOCH STREET
PARK

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2 | BEDROOMS

2 | BATHROOMS

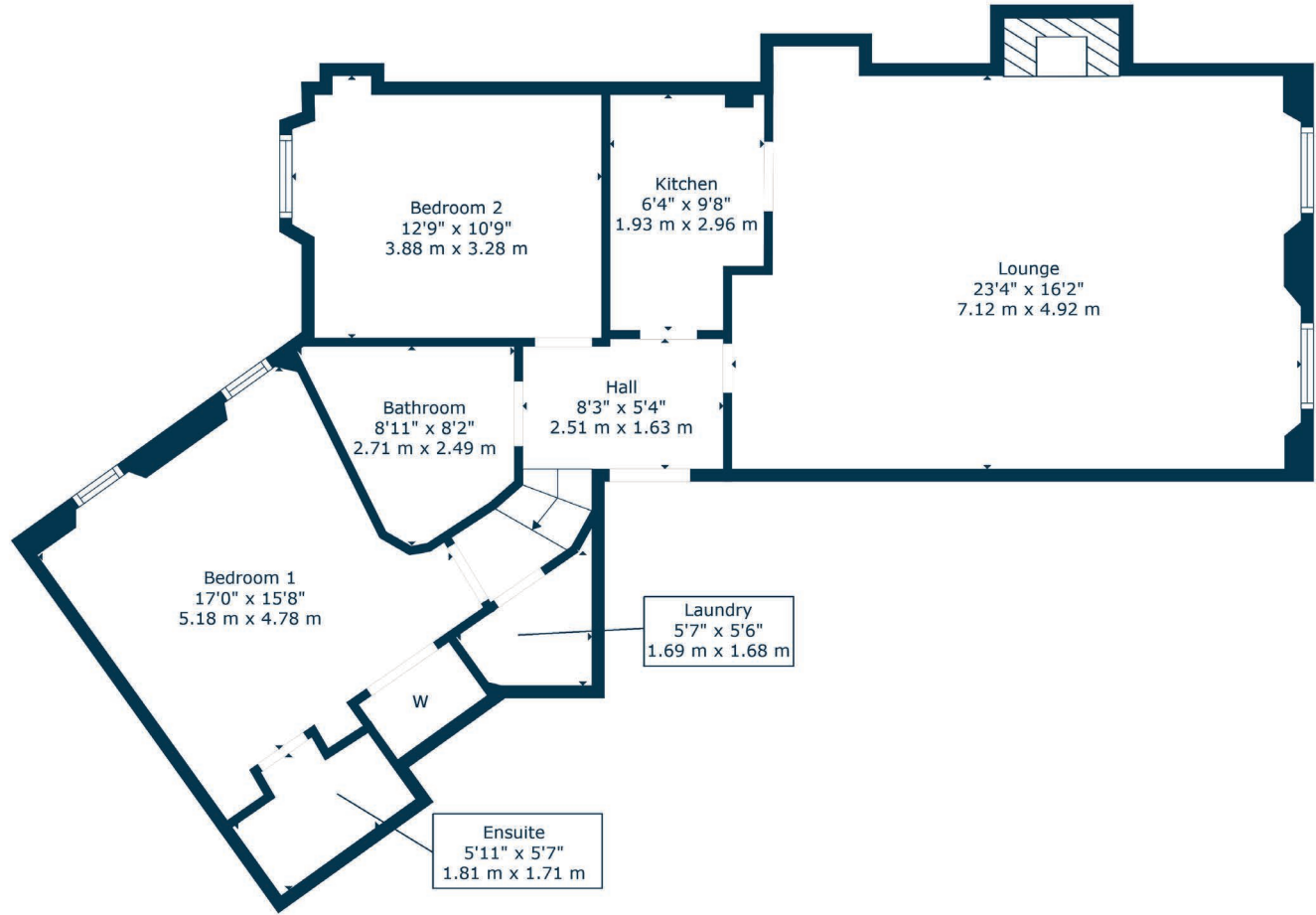
1 | PUBLIC ROOM

6 Lynedoch Street is a highly sought after two-bedroom, top (second) floor flat, boasting a plethora of period features and offering south facing open aspects to the front. Located in the highly desirable Park area, there is a wide range of local amenities nearby and ease of access to Kelvingrove Park, Finnieston and City Centre.

The building is initially entered via a secure entry system leading to a well-maintained communal hallway with original staircase leading to the upper levels. The internal accommodation comprises; welcoming reception hallway with spacious utility/storage room off, an extremely bright and spacious lounge to the front with exposed brick feature wall, ample built-in storage and is flooded with natural light due to the striking southerly facing open aspects. There is a modern galley style kitchen off the lounge, boasting a range of base and wall mounted units, integrated appliances and offering secondary access to the hall. There are two well-proportioned double bedrooms to the rear, both with open views and the principal further benefiting from built-in storage and ensuite shower room. To complete the accommodation on offer, there is a well-appointed modern bathroom with shower over bath.

In addition, the property benefits from gas central heating, sash and case windows throughout and access to the immaculate maintained residents pleasure gardens. Residents on street permit parking 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.

WE5374 | Sat Nav: 2B 6 Lynedoch Street, Park, Glasgow, G3 6EG

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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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