



FLAT 4 11A LYNEDOCH STREET PARK

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2 | BEDROOMS

2 | BATHROOMS

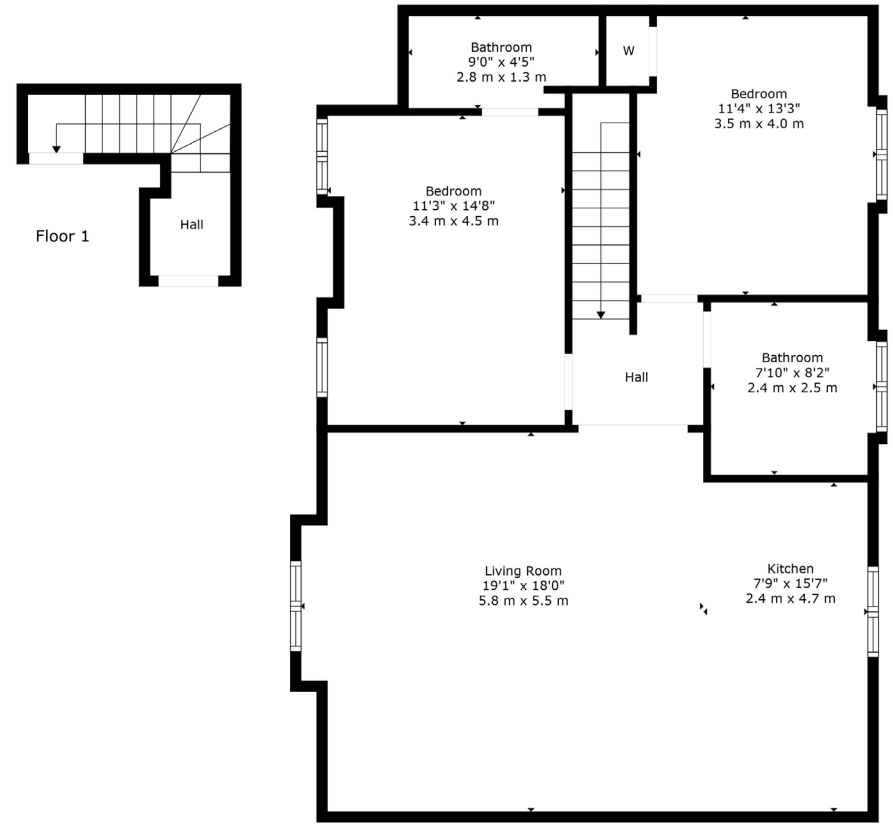
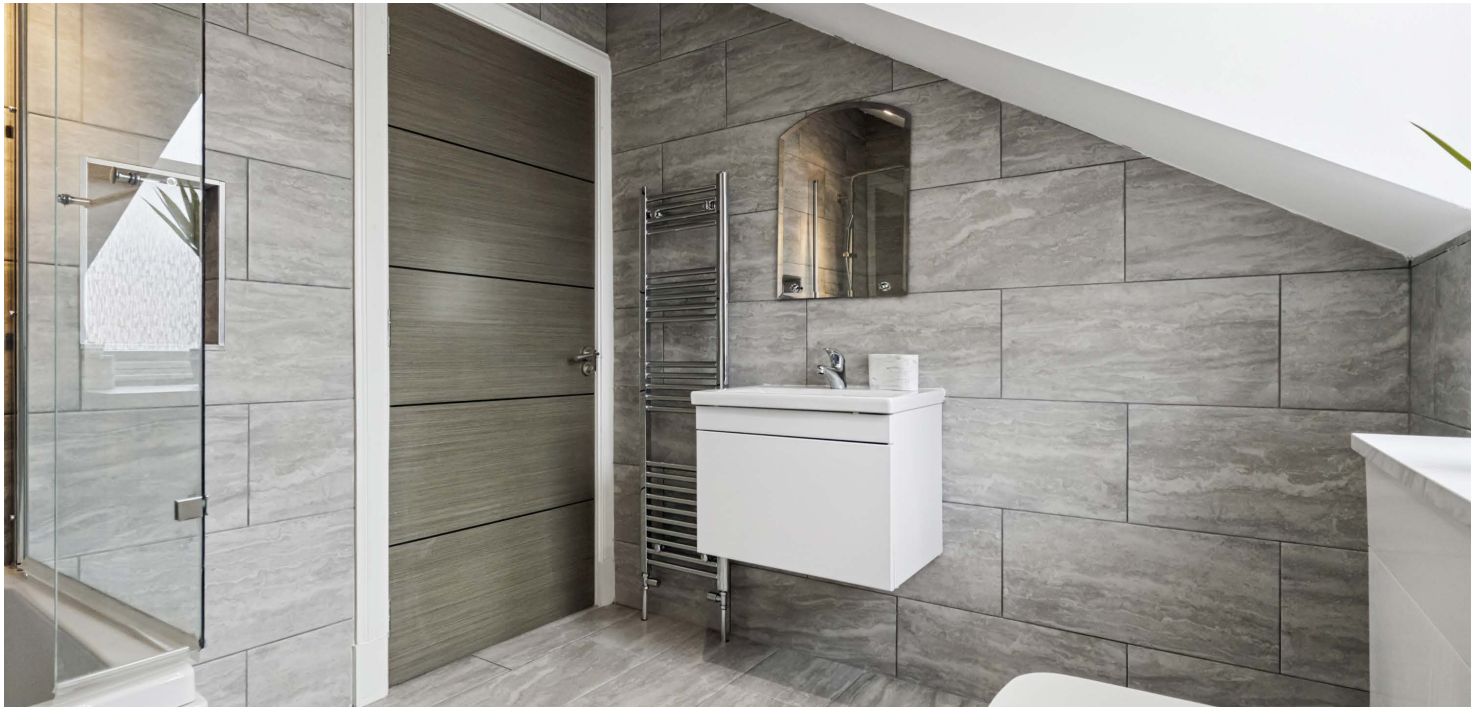
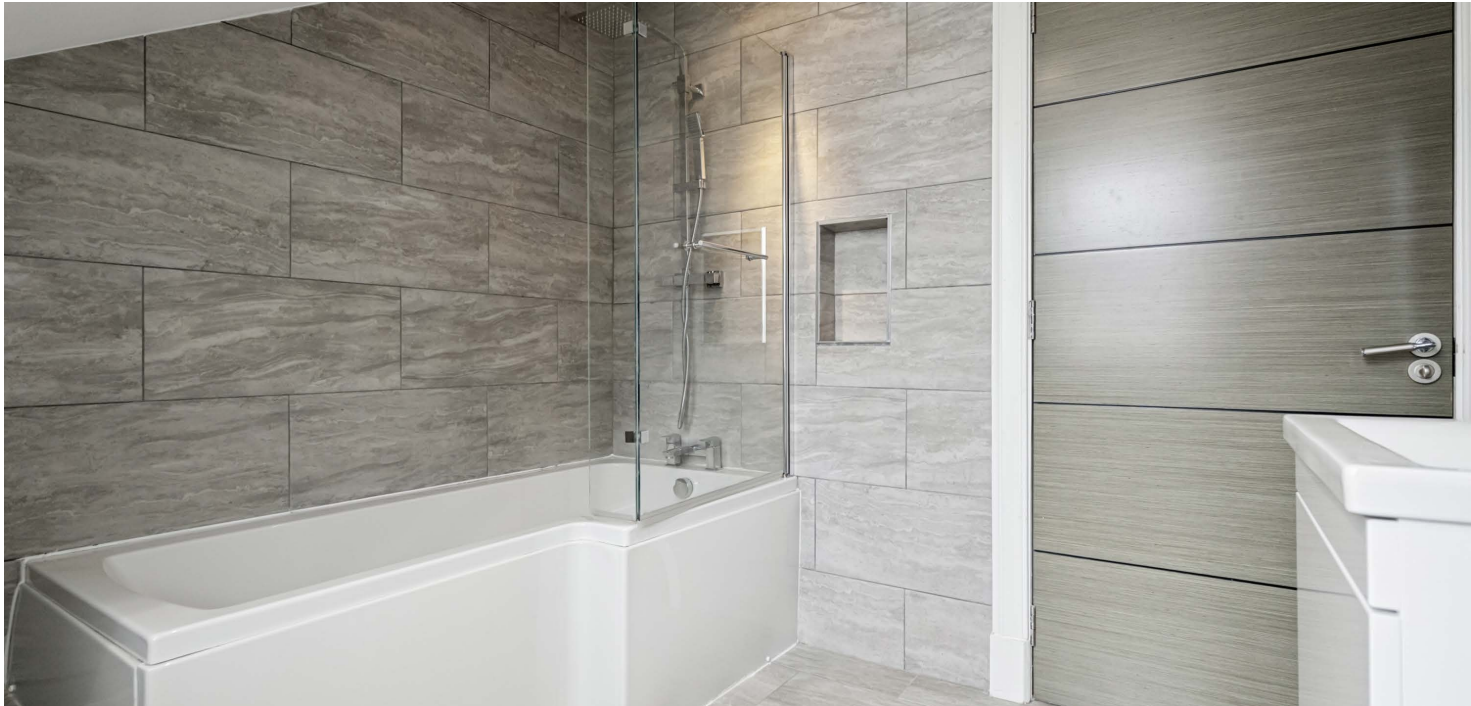
1 | PUBLIC ROOM

Flat 4 11A Lynedoch Street is a superb, two-bedroom conversion within an elegant, blonde sandstone townhouse in the popular Park area, with private allocated parking to the rear.

The building is entered through a period, pillared communal hall providing access to all levels and the apartment can be found on the second floor. The stylish interior comprises: an elegant, open plan lounge and kitchen with vaulted ceiling, flooding the room with natural light through the Velux windows, and the open plan kitchen features a breakfast bar and selection of integrated appliances. There are two double bedrooms, the principal benefitting from an en suite shower room, and a family bathroom off the hall.

The property benefits from gas central heating, secure door entry, and as previously mentioned, a private, allocated parking space to the rear of the building.





Floor 2

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.

WE5396 | Sat Nav: 11 Lynedoch Street, Park, Glasgow, G3 6EF

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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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