



# GARDEN FLAT 5 PARK GARDENS PARK

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2 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

A rare opportunity to acquire a superb main door garden flat set within one of the most admired addresses in the Park district. This bright and spacious apartment occupies the entire garden level of a magnificent A-listed blonde sandstone townhouse, designed by Charles Wilson and built circa 1855. Rich in period charm and character, the property also benefits from private front and rear garden sections, with the front enjoying a sunny, south-facing aspect.

The accommodation is beautifully presented and thoughtfully laid out. A stunning, open-plan living and dining area is flooded with natural light and leads seamlessly into a large, dining-sized kitchen, perfect for entertaining. A generous internal hallway, currently used as an additional sitting area, also offers the ideal space for a stylish home office. There are two impressive double bedrooms, each with excellent wardrobe space and en-suite bathrooms. The principal bedroom enjoys direct access to the private rear garden and a recently upgraded, modern en-suite. A well-appointed family bathroom and excellent storage off the hall complete the accommodation.

The property is finished with elegant wooden flooring throughout and fresh, neutral décor, offering a harmonious blend of classic architecture and contemporary living in one of Glasgow's most desirable locations.





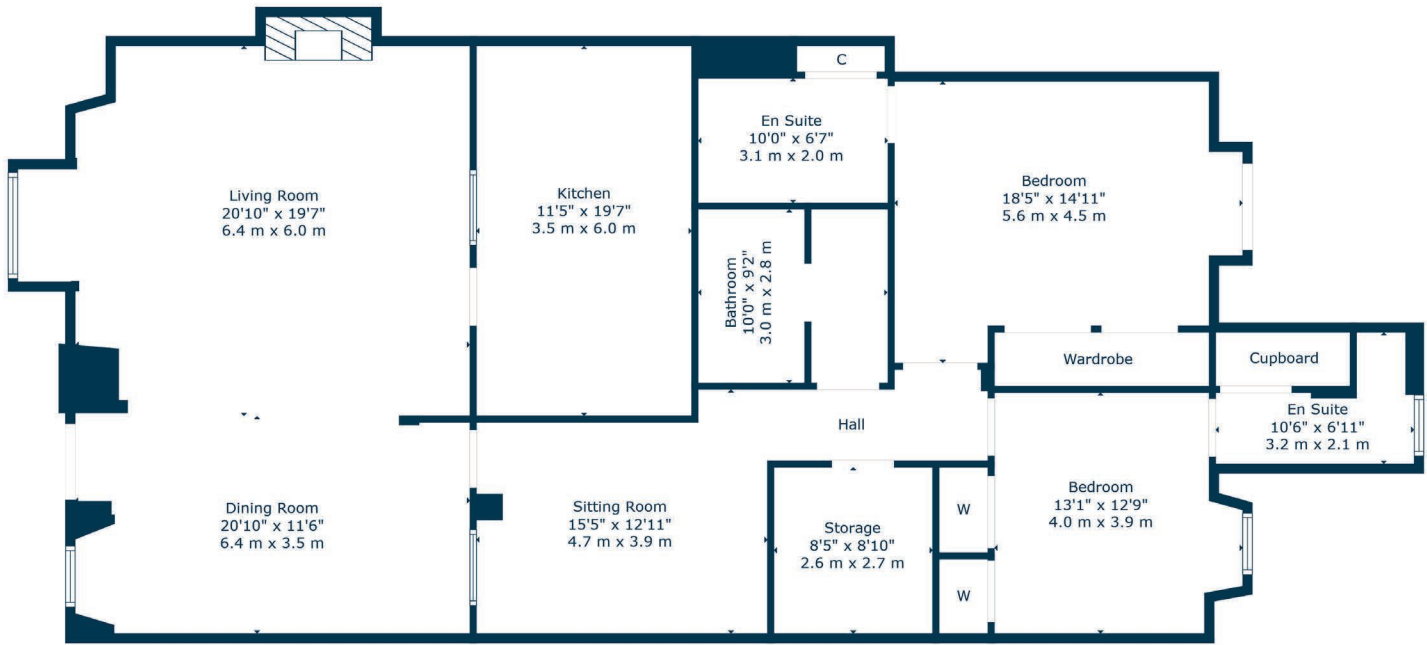












Arguably the most sought after and desirable location in Glasgow, is the Park.

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.

**WE5407** | Sat Nav: Garden Flat, 5 Park Gardens, Park, Glasgow, G3 7YE

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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