



IVY





Offers Over £249,000

2/4

10 Park Circus Place

Park Circus

Glasgow

G3 6AN

EPC Rating 'C'

STYLISH & CONTEMPORARY 2ND FLOOR 2 BEDROOM MODERN APARTMENT SITUATED WITHIN THE ICONIC PARK HOUSE BUILDING WHICH IS SET ON PARK CIRCUS PLACE IN ONE OF THE MOST SOUGHT AFTER DISTRICTS IN GLASGOW.

Locally you will find an unrivalled, eclectic gathering of bespoke eateries on Argyle Street & Sauchiehall Street which is somewhat of a phenomenon with culinary accolades landing on the doorstep of several now renowned eating destinations. This attractive strip is balanced well with some excellent specialist shopping, supermarkets and very quick access to Kelvingrove Park. The established Byres Road area is just a short walk and both Charing Cross and The Exhibition Centre train stations are both just a short walk with Charing Cross offering routes north, south, east and west for the commuter.



The spacious reception lobby is bright, spacious and impressive and benefits from security entry, the property in question is situated on the 2nd floor which can be accessed by lift or via the stairwell. The accommodation comprises; large reception hall with storage cupboard and plumbed utility cupboard, open plan lounge with Parisian balcony, dining area, kitchen with breakfast bar and home working station, 2 double bedrooms; both with fitted wardrobes and the master with en suite shower room and to complete the layout there is a well appointed 3 piece bathroom with over-bath shower. The open plan living space is adaptable with a cargo door between the living space and bedroom 2 which when opened creates a large L-shape living space should that be desired. Additionally, there is a private storage room in the basement which is ideal for storing bikes. All windows are double glazed and there is a robust and modern system of gas central heating.



This super central apartment offers quick access on foot to all of the west ends highlights and also quick access to key rail services and the road network for the commuter.



The flexibility in layout, the central location and the interior together with the communal areas will give this apartment broad appeal.

Early viewing advised.

Tenure: Freehold

Council Tax Band

Local Authority: Glasgow City Council



IVY Property

81 Lauderdale Gardens
Glasgow
Lanarkshire
G12 9QU

Contact Us

www.ivy-property.com
info@ivy-property.com
0141 3398935

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements