





Offers Over £695,000

Flat 3
24 Park Circus
Park
Glasgow
G3 6AP

EPC Rating 'C'

STUNNING DOUBLE UPPER A-LISTED 3 BEDROOM DUPLEX TOWNHOUSE CONVERSION BOASTING BEAUTIFUL OPEN VIEWS ACROSS THE LEAFY, MATURE PLEASURE GARDENS AND SET IN ONE OF THE FINEST ADDRESSES IN GLASGOW.



Locally you will find an unrivalled, eclectic gathering of bespoke eateries on the Finnieston Strip, Gibson Street and Kelvinbridge which have become somewhat of a phenomenon with culinary accolades landing on the doorstep of several now renowned eating destinations. This close at hand selection of venues is well balanced with some excellent specialist west end shopping, renowned city centre retail, local supermarkets and very quick access to Kelvingrove Park. The established Byres Road area is just a 15 minute walk and both Charing Cross and The Exhibition Centre train stations are also both just a short walk with Charing Cross offering routes north, south, east and west for the commuter.



Built in the mid 1800's, this Georgian terrace is certainly one of the most striking examples of Glasgow residential architecture. The proportions and period features both internally and externally create a wealth of space, character and history which can only be found in buildings of this era.

The building is approached via stone steps to the original front door and there is a modern security entry system. The common hall is impressive as is the stairwell, with the final staircase and landing only accessed by the owners of the property in question. The top landing acts as a cloaks area and vestibule hall and gives access to the front door of the apartment.

The accommodation comprises; reception hall with downstairs WC and offers access to the magnificent drawing room with spectacular views over the Park Circus central pleasure gardens and offering a generous lounge and dining space with 3 large picture windows, a feature fireplace, period features and free flowing access to the stylish, fitted kitchen.

On the half landing there is a gorgeous snug lounge with fantastic natural light via the roof lights which is further perpetuated by the stylish glass and oak balustrades. There is also some attractive fitted storage and a lovely and bright, stone tiled, spacious 3 piece bathroom.

On the upper level there are 3 double bedrooms, 2 of which have en suite shower rooms and fitted storage and the 3rd being a good sized double room also.

The natural light and open views cannot be overstated in relation to this commodious townhouse conversion formed over 3 levels and can only be fully appreciated upon viewing in person.

The central pleasure gardens are beautifully maintained and offer a huge expanse of green space for residents to enjoy and entertain under all day sunshine in this elevated location.

This period home will surprise and impress, early viewing advised.

Home Report:

<https://app.onesurvey.org/Pdf/HomeReport?q=cQxuiphZIHFAg9L%2fUpk5ig%3d%3d>



Tenure: Freehold

Council Tax Band G

Local Authority: Glasgow City



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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