



**FLAT 3, 9 LYNEDOCH PLACE**  
PARK

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## 2 | BEDROOMS

### 3 | BATHROOMS

#### 1 | PUBLIC ROOM

**Number 9 Lynedoch Place is a wonderful A-listed, former blonde sandstone townhouse and Flat 3 is a superb, spacious duplex over the first and second floor.**

The building is initially entered via a secure entry system into a well maintained, traditional residents' hall and a sweeping staircase leads you to the first floor. The apartment accommodation consists of; reception hall leading to a stunning dining kitchen, with large centre island, that is semi open plan to the remarkable, bay windowed, dual aspect drawing room to the front of the property. There is also a striking contemporary bio ethanol fuel fireplace and beautiful cornice work, paneling and library wall. Finally, there is a very stylish family bathroom with beautiful tiling, claw foot bath and under floor heating.

A modern glass staircase leads to the second floor where there is fantastic storage and two excellent sized double bedrooms, in particular, the principal bedroom to the front of the property that has a superb en-suite bathroom with separate shower, double sinks, striking fireplace and built in TV. Finally, there is one more beautiful shower room that could service the second bedroom. Both of the upstairs bathrooms also have under floor heating.

In addition, the property benefits from gas central heating, hard wood flooring, stunning wood paneling, modern lighting and quality carpeting throughout. There is residents' parking to the rear and residents' permit parking is available to request via Glasgow City Council.

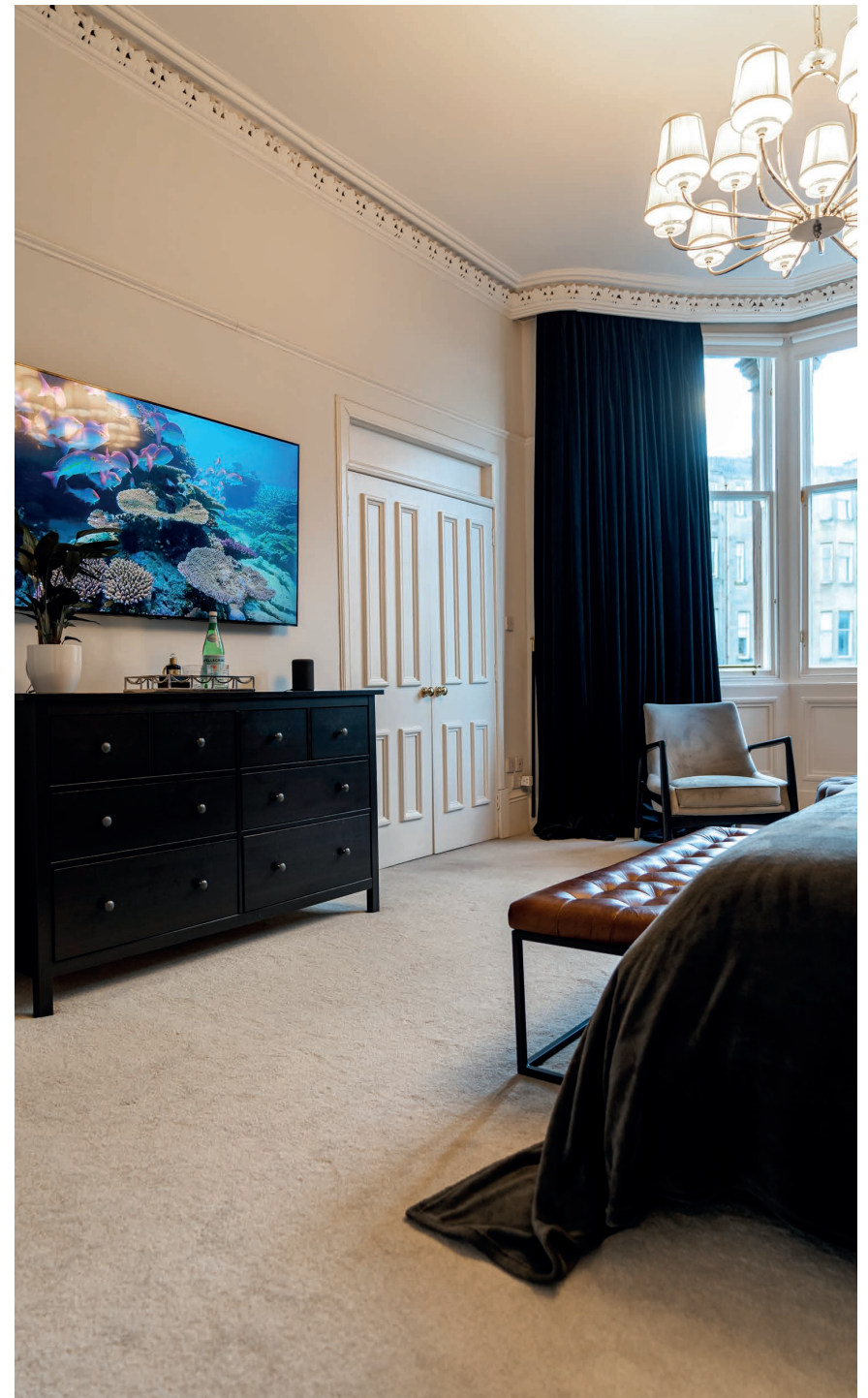












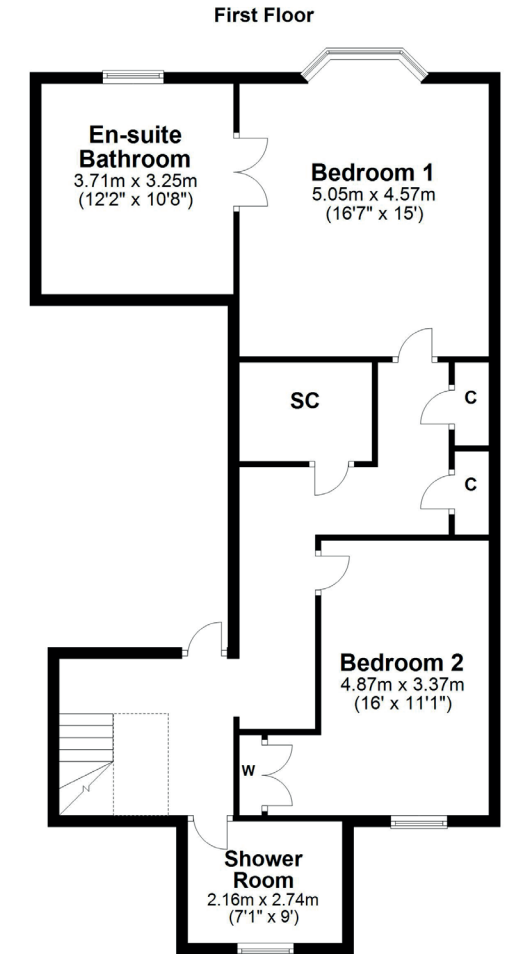
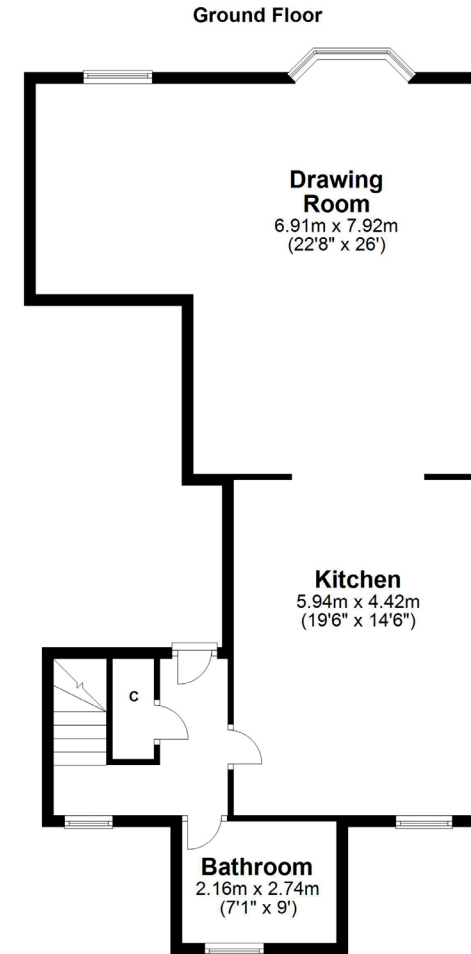












Arguably the most sought after and desirable location in Glasgow, is the Park.

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.

**WE4531** | Sat Nav: 9 Lynedoch Place, Park, Glasgow, G3 6AB

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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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