



2/1 11 CLAIRMONT GARDENS
PARK

www.corumproperty.co.uk





3 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

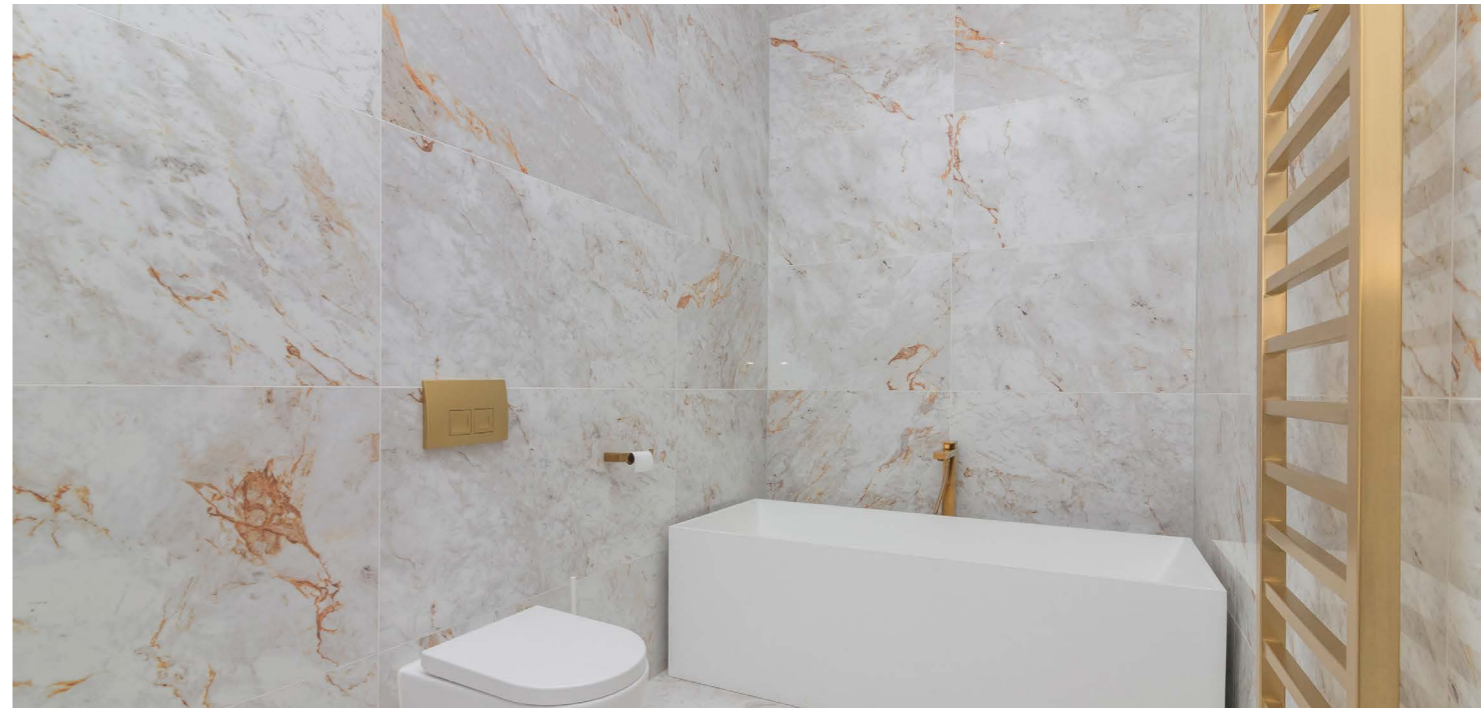
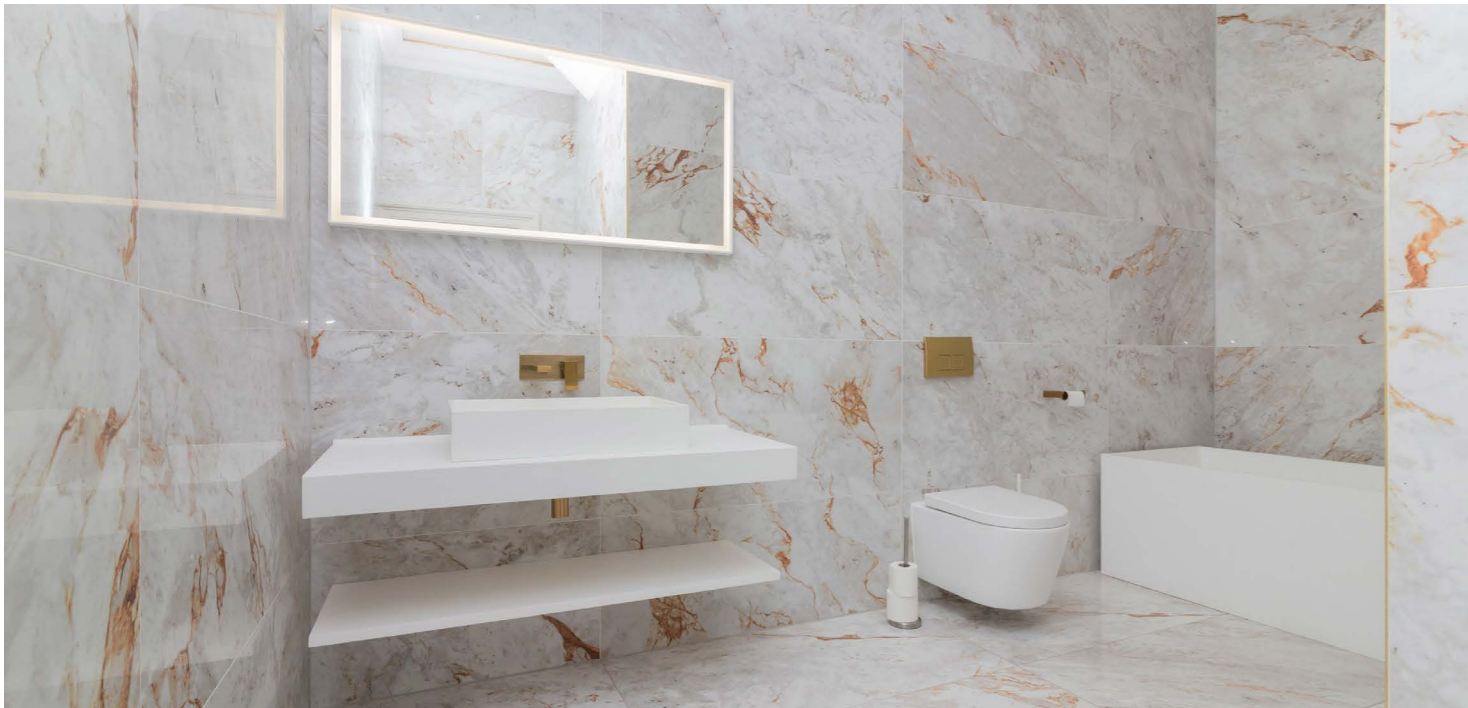
Experience unparalleled luxury in this exquisite, three bedroom upper conversion, completed in 2021 by esteemed private developers MLB. Originally built circa 1856, this B-Listed building has been meticulously restored, harmonising historical elegance with contemporary comforts.

Situated in the prestigious Park District, the upper duplex flat at 11 Clairmont Gardens offers a charming blend of classic and modern living within a beautiful Victorian townhouse. The property boasts architectural details reflective of its grand era, including an ornate residents' hall adorned with cornicing, pillars, and new porcelain tiles, accessible via a secure entry system.

As you enter the apartment, a spacious and bright hallway leads you to the main living and kitchen space. The living room is a true highlight, featuring high ceilings, large sash windows that flood the space with natural light, and intricate cornicing that adds historical charm. A beautiful fireplace serves as the focal point, making it perfect for both relaxing and entertaining. The kitchen, crafted by Palazzo, is a masterpiece with sleek cabinetry, high-end Siemens appliances, and ample counter space for meal preparation. Adjacent to the kitchen is a stylish dining area, ideal for family meals or elegant dinner parties.

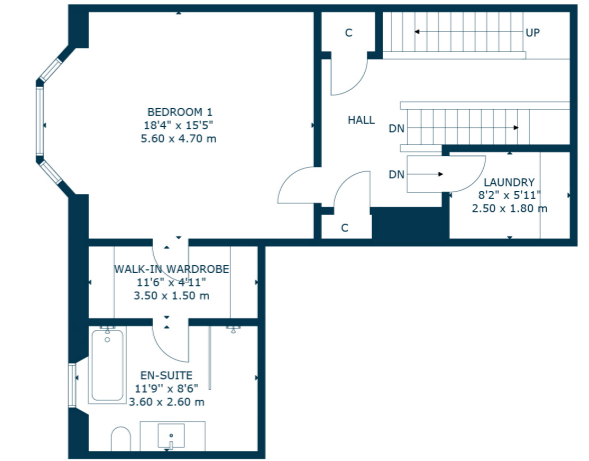
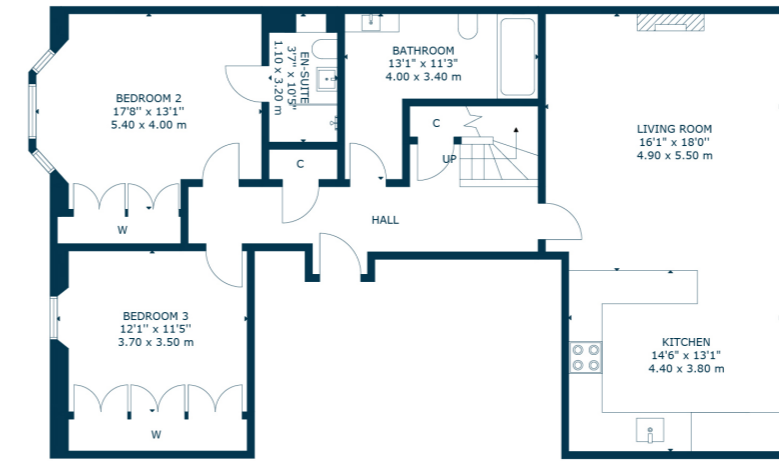
The duplex layout provides a seamless separation between the living and sleeping areas. On the lower level, you'll find two bedrooms situated to the rear of the building, one of which benefits from an en-suite shower room. Additionally, there is a stunning Porcelanosa bathroom on this level. Upstairs, the principal bedroom features generous proportions, a walk-in wardrobe, and an en-suite bathroom with contemporary fixtures and finishes. Access to the quite incredible private roof terrace is via the upper hall and stair case leads to the electronic opening door. Throughout the flat, attention to detail is evident in the quality finishes and thoughtful design elements. Hardwood herringbone floors, elegant lighting fixtures, and tasteful decor contribute to the overall sophisticated ambiance.

Residents of 11 Clairmont Gardens enjoy a prime location with easy access to the lush greenery of Kelvingrove Park, trendy cafes, and restaurants, as well as excellent transport links to the rest of the city. This upper duplex flat is the perfect choice for those seeking a refined urban lifestyle in one of Glasgow's most desirable neighbourhoods. There is also private parking to the rear with built in electric charge point and access to the resident's pleasure gardens to the front.









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.

WE5087 | Sat Nav: 11 Clairmont Gardens, Park, G3 7LW
 For the full home report visit www.corumproperty.co.uk

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



WE'RE **SOLD** ON
YOUR FUTURE



Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendnq@corumproperty.co.uk

www.corumproperty.co.uk