



0/1 10 CLAREMONT TERRACE
PARK

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

A magnificent, main door, six apartment duplex conversion, occupying a commanding elevated ground and garden level in this imposing blonde sandstone B- Listed townhouse. Designed by John Baird between 1842-1847, the property has distinctive features such as iconic porches with decorative pillars and wrought iron balcony.

This stylish interior boasts a reception hall and an elegant lounge with decorative plaster ceiling, corniced pillars and a focal point period fireplace. There is a dining room with mezzanine/study/bedroom four, WC, and a fitted kitchen with breakfast bar and integrated appliances. The lower level has generous storage off and there are three double bedrooms, all with en-suites. The principal bedroom also features a fitted dressing room. Furthermore, there is a utility room and a store room in the communal hallway.

In addition, the property benefits from secure entry system, double glazing, gas central heating and private front and rear courtyards.









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.

NM3747 |

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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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