



**0/1 8 CLAREMONT TERRACE**  
PARK

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**Situated on the beautiful Clarendon Terrace, designed by John Baird and built circa 1847, this fabulous A-Listed townhouse has been converted into luxury flats in recent years. This ground floor is one of the finest examples of its kind offering superb living, working from home and entertaining space.**

The building is initially entered via a secure entry system leading to a beautiful residence hall with stunning cornice work, decorative pillars, and sweeping original staircase to all levels in the building. This south facing apartment is situated at elevated ground floor level and has a welcoming reception hall, fabulous drawing room with focal fireplace and stylish kitchen off. There are two very well-proportioned double bedrooms, both benefiting from well thought out and spacious mezzanine levels with gorgeous spiral staircases leading up to both. These additional levels are ideal for home office use or extra living space. The principal bedroom benefits from a modern en-suite, built in wardrobes and there is an additional bathroom off the hall with underfloor heating.

In addition, the property has gas central heating and access to the wonderful residents' pleasure gardens to the front and communal gardens at the rear. On street permit parking can be obtained 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.

**WE5161** | Sat Nav: 8 Claremont Terrace, Park, G3 7XR

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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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