



**FLAT 1, 7 PARK CIRCUS PLACE**  
PARK

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3 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

This beautifully presented three bedroom duplex apartment is situated within a wonderful A-listed townhouse and located in one of Glasgow's most popular locations just off Park Circus. 7 Park Circus Place is a handsome townhouse that has been converted into luxury flats and the ground and garden level is a superb conversion that spans from the townhouse and into the former Mews situated at the rear of the building. Designed by Charles Wilson between 1855-1873, the property retains its traditional charm, blended with luxury modern touches.

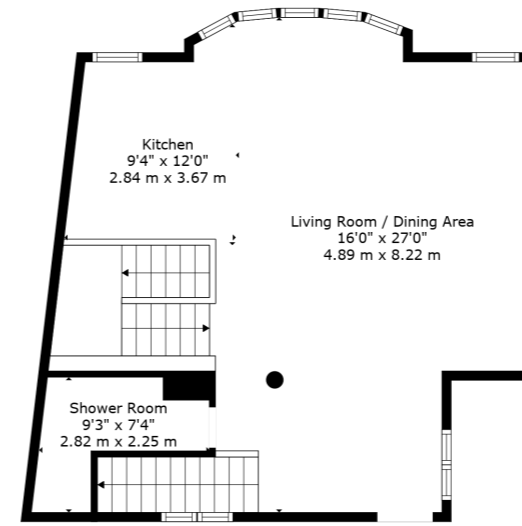
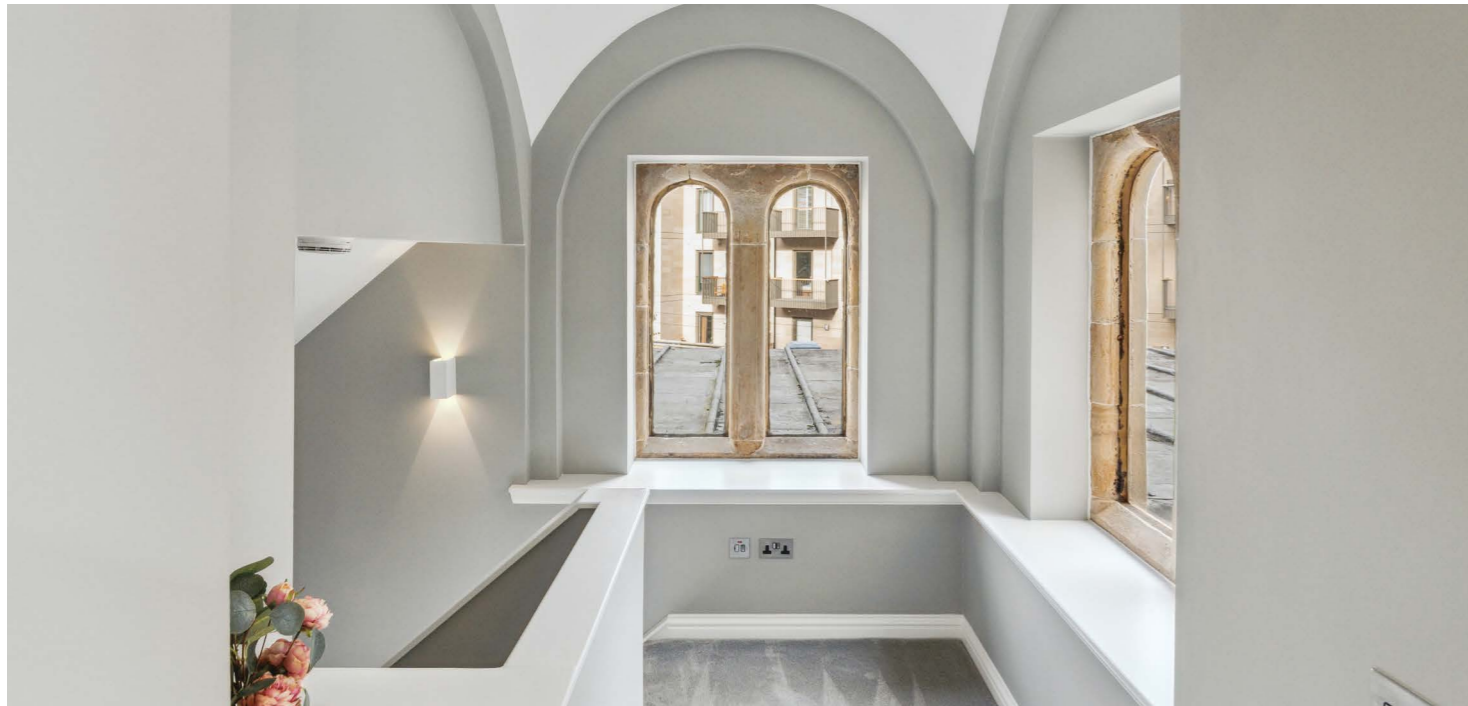
The townhouse is entered via a security entry system into a beautifully restored reception hall, oozing elegance whilst maintaining some wonderful traditional features including decorative cornicework, original staircase and ornate pillars. The internal accommodation comprises; welcoming reception hall, stunning formal sitting room, and a dining kitchen which is located in the former billiard room to the rear of the building, which has the most incredible stained oak, vaulted ceiling. Here there is a stunning modern kitchen and ample space to dine within the rear oriel bay window. The property has three bedrooms, with bedroom three currently being used as a very useful home office/ walk in wardrobe and the principal bedroom (located downstairs) has a stunning en-suite shower room and built in wardrobe. There is also a beautiful WC off the upper hall and a further bathroom.

In addition, there are some beautiful features including exposed stone windows and as previously mentioned, the ceiling in the main living space. There is also gas central heating and ample space to park on street, with permits being available via Glasgow City Council.

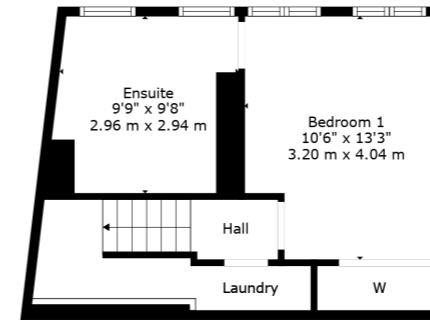




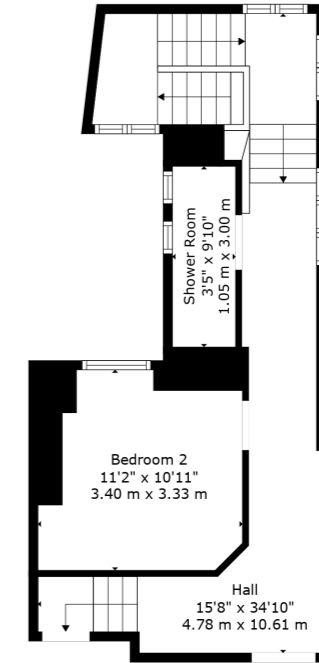




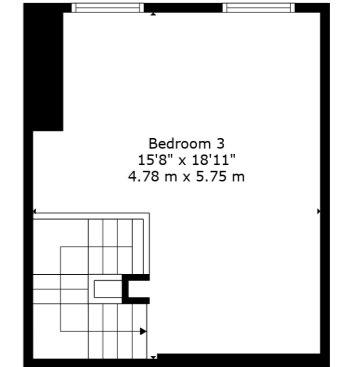
Floor 2



Floor 1



Floor 3



Floor 4

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.

**WE5164** | Sat Nav: 7 Park Circus Place, Park, Glasgow, G3 6AP

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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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