



## TOP FLOOR 7 CLAREMONT TERRACE

PARK

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2 | BEDROOMS

2 | BATHROOMS

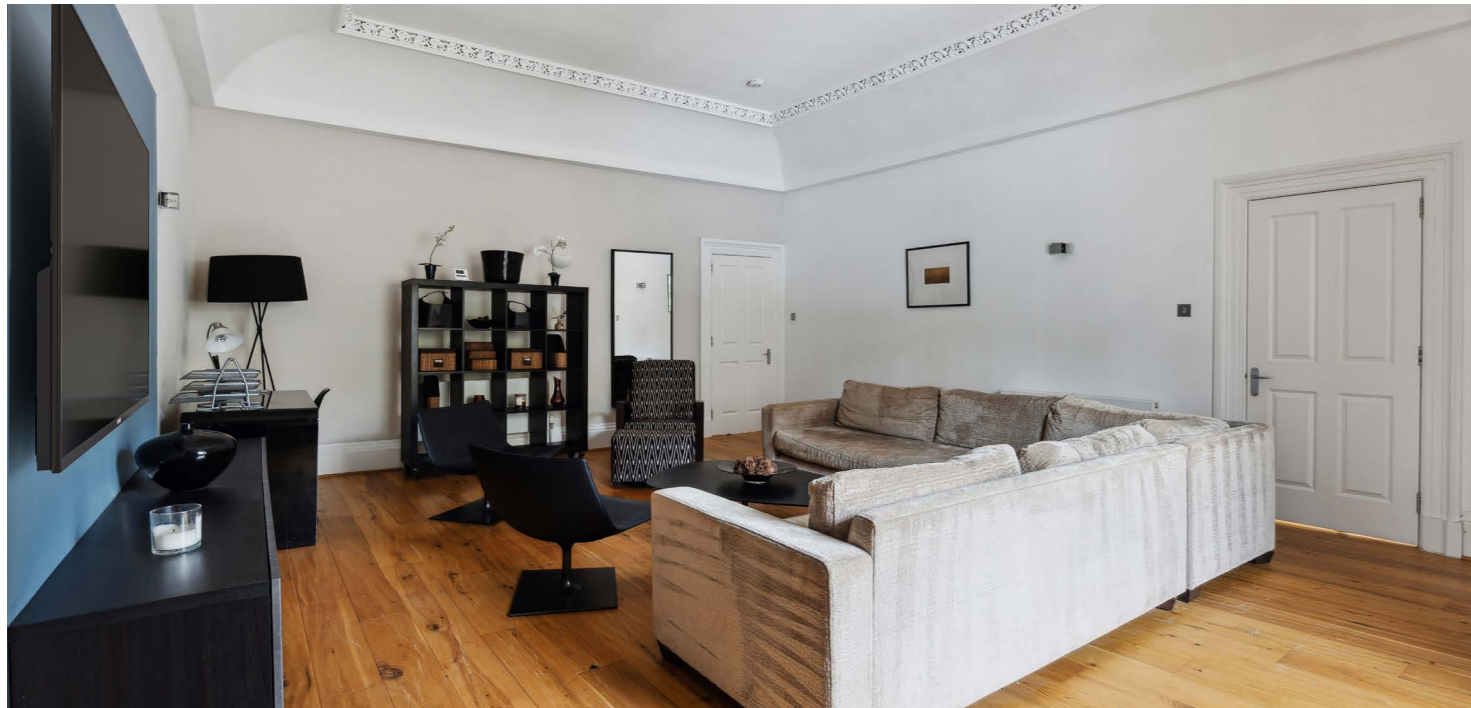
1 | PUBLIC ROOM

**This wonderful conversion is situated in Park on the top floor of the stunning, blonde sandstone townhouse "Dalziel House", that is 'A Listed', built circa 1847 and designed by John Baird.**

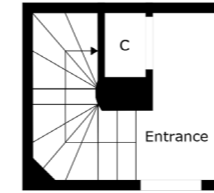
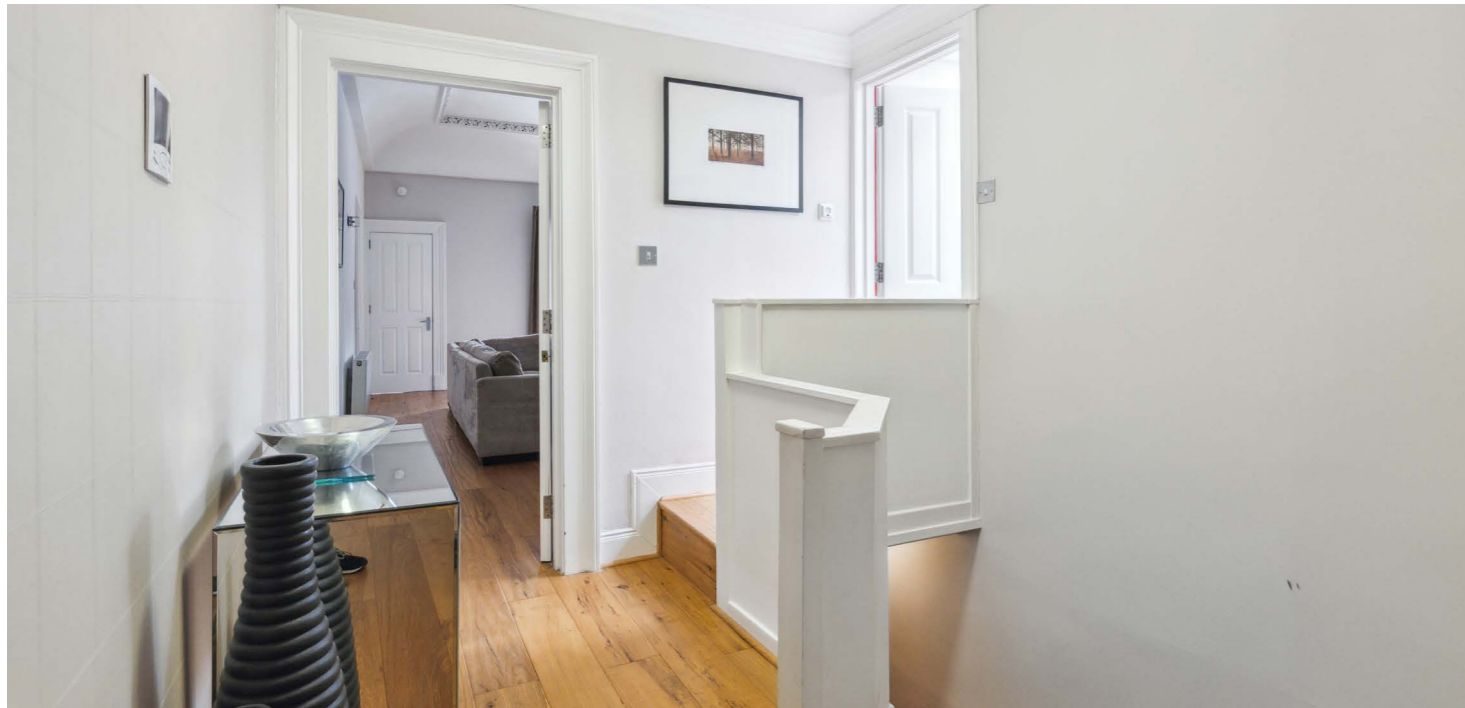
The building has a secure entry leading to a beautifully presented communal hall with original stair leading to the top floor. An internal, private stair leads to the apartment and has a welcoming reception hall with bathroom off, and a stunning formal lounge, which will likely have been the former billiard room in the original townhouse. There is a store room off, which could be a useful home office, and the dining kitchen (also situated off the lounge) is well proportioned with ample storage and integrated appliances. To the front of the apartment are two large double bedrooms, both with fitted wardrobes and the principal has a stylish en-suite shower room.

In addition, the property has engineered hardwood floors throughout, gas central heating, communal rear garden, stunning residents' hall and on street permit parking is available to purchase via Glasgow City Council.

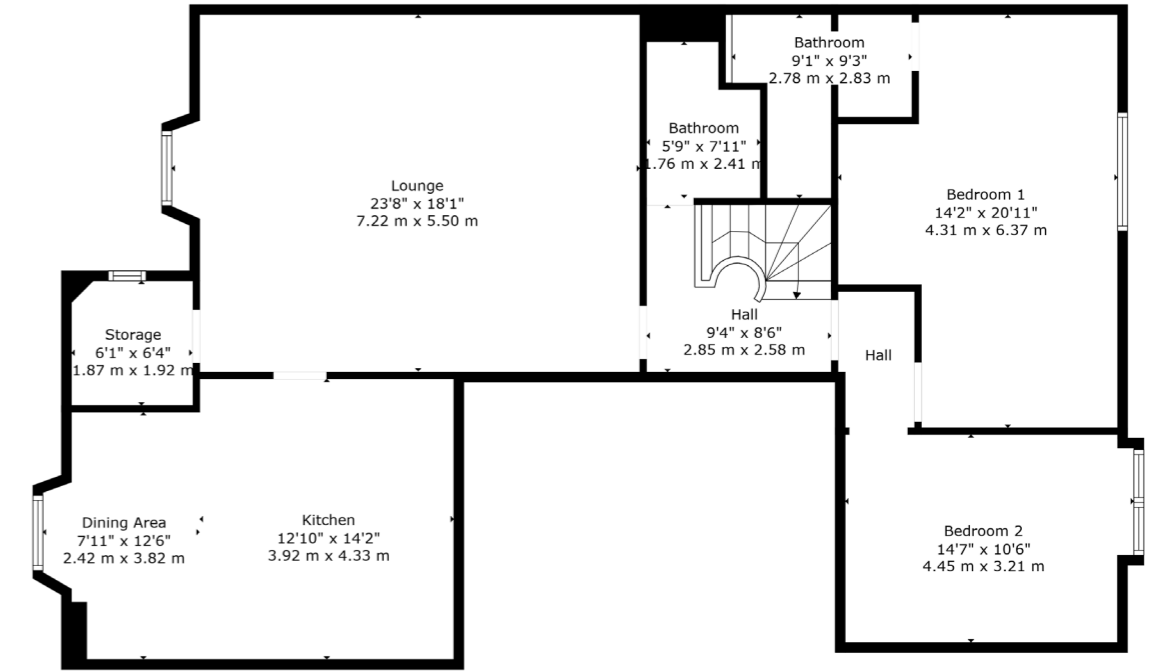








Floor 1



Floor 2



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.

**WE5166** | Sat Nav: 7 Claremont Terrace, Park, Glasgow, 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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