



3A ROYAL CRESCENT
PARK

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

This superb and generously proportioned two-bedroom, main door, ground and garden conversion is located within an elegant townhouse, set in a much admired 'B' listed Victorian crescent, designed by Alexander Taylor, circa 1840.

The stylish interior, lovingly updated by the current owner, offers generous accommodation and extends to: welcoming reception hall entered through garden level main door, two well-proportioned double bedrooms, principal with beautiful en suite shower room, and the second bedroom has access to an amazing, private patio to the rear of the townhouse. There is an additional contemporary family bathroom and this level also offers incredible storage space.

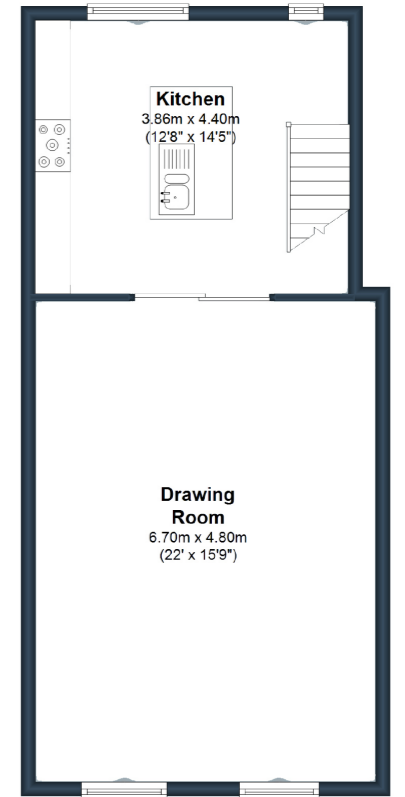
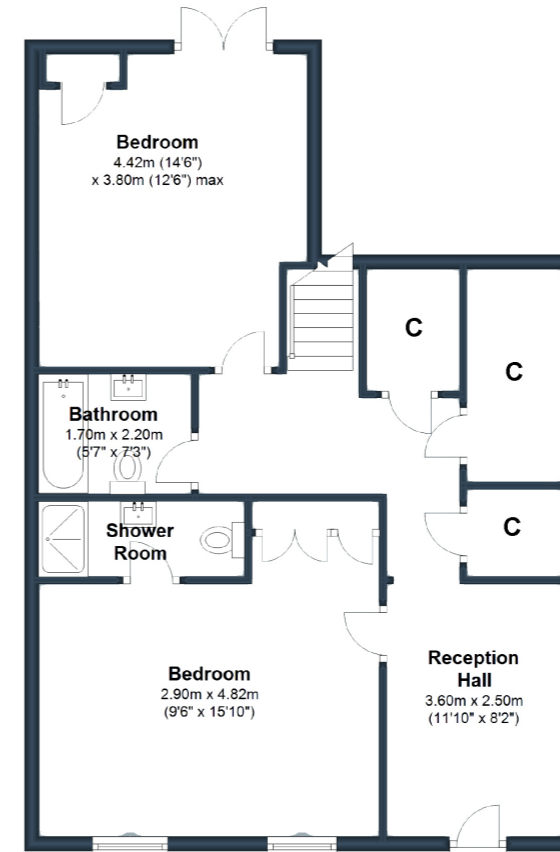
Upstairs, there is a stylish dining/kitchen with large centre island and a range of integrated appliances. A superb formal drawing room with feature fireplace and wonderful ornate cornicework completes the accommodation on offer.

The property also has gas central heating and residents' permit parking can be obtained via request to 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.

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.

WE5173 | Sat Nav: 3A Royal Crescent, Park, Glasgow, G3 7SL

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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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