



# MEWS COTTAGE 24 PARK CIRCUS PARK

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### 3 | BEDROOMS

### 2 | BATHROOMS

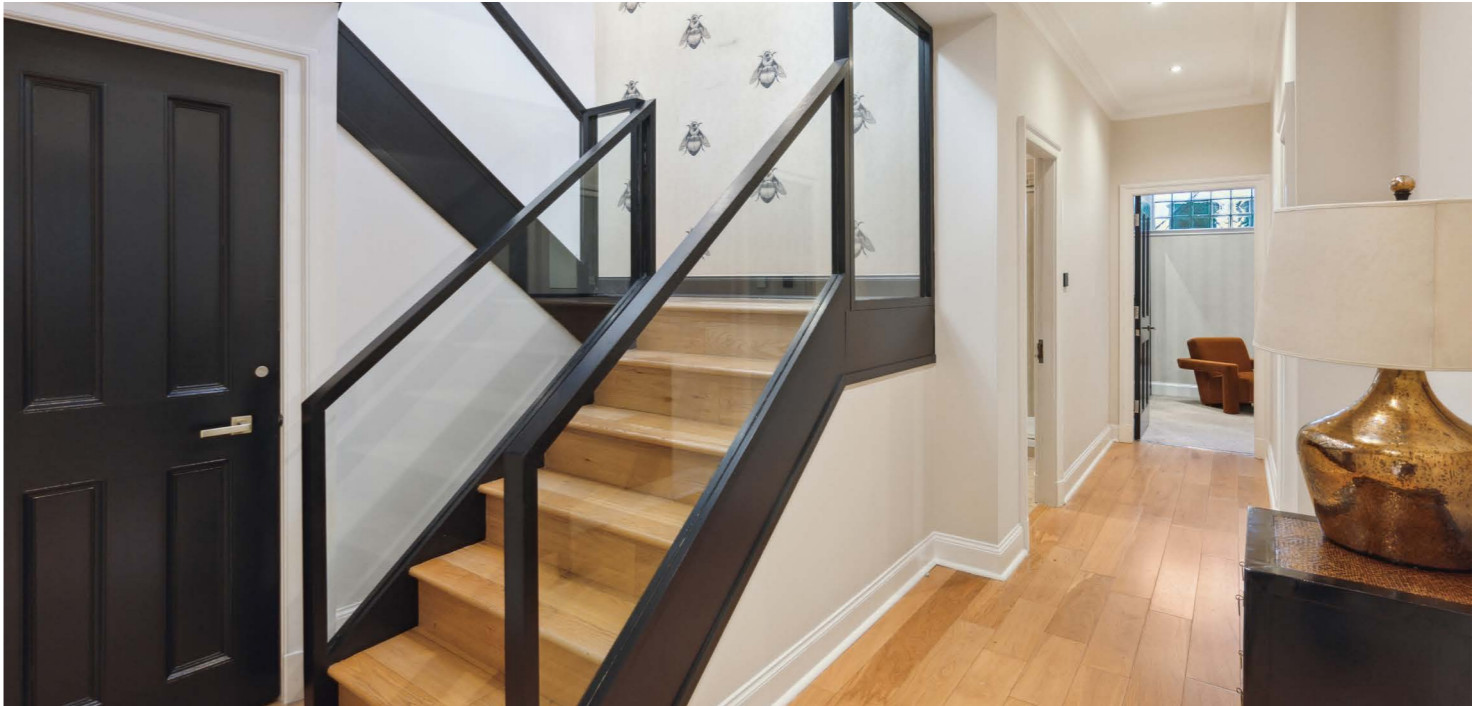
### 1 | PUBLIC ROOM

**A remarkable three-bedroom mews house, located to the rear of an elegant blonde sandstone townhouse, with a wealth of original details. Ideally situated in one of Glasgow's most esteemed residential areas, this property offers both style and convenience due to its proximity to the bustling West End and City Centre.**

Park Circus, designed by renowned architect Charles Wilson in the mid-1800s, boasts magnificent Italianate townhouses that encircle picturesque oval gardens. Number 24, constructed between 1872 and 1873, stands out in this visually stunning setting, complete with cobbled streets and beautifully landscaped gated gardens. Perfectly positioned between the vibrant West End and City Centre, and adjacent to Kelvingrove Park, this mews provides a tranquil retreat while being just a short stroll from an array of local amenities, including restaurants, bars, coffee shops, and public transport. The Park district is particularly popular with professionals working at Glasgow University and those needing quick access to major road networks, with junction 18 of the M8 motorway only minutes away. Spanning close to 2000 square feet, this spacious mews features a secure entrance leading to a beautifully appointed communal hall with stairways to all levels. The home can be accessed from both the main entrance and a rear lane, with steps leading down to the front door.

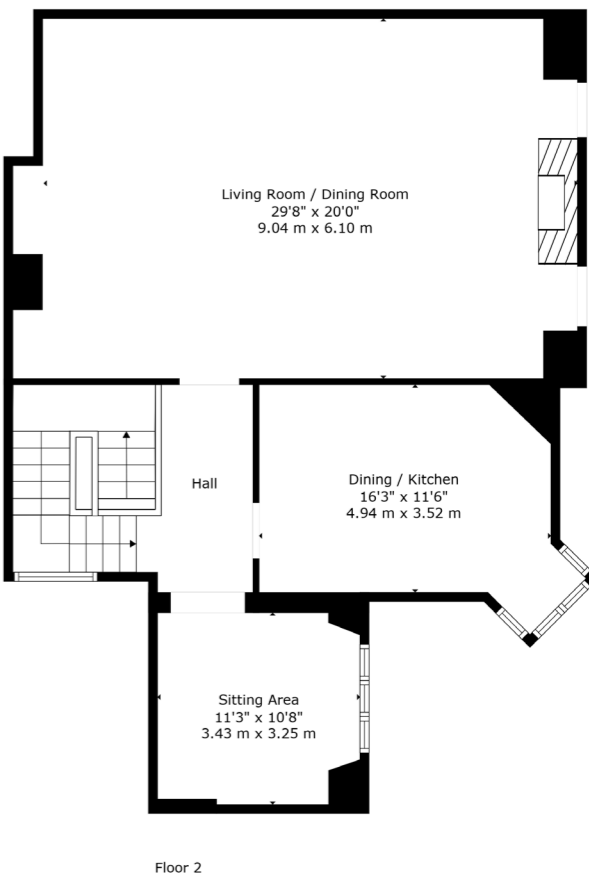
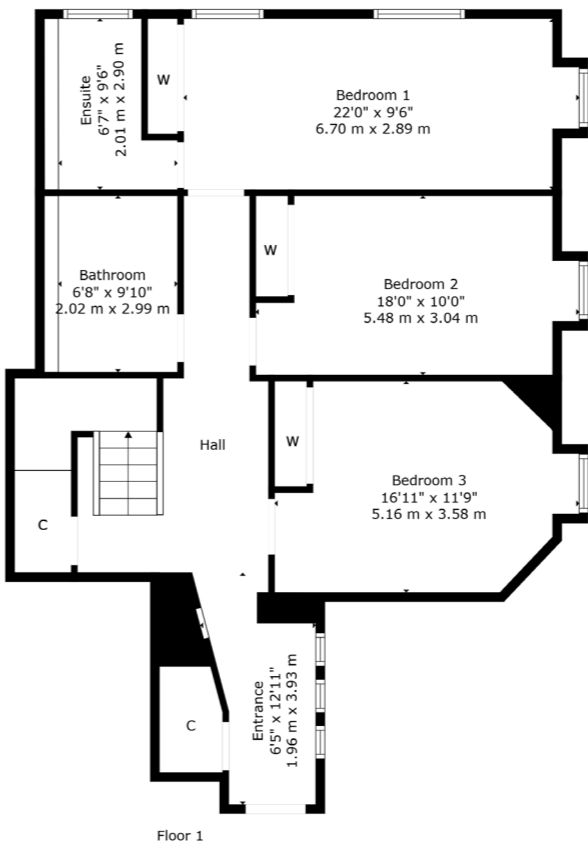
Upon entering, you will be greeted by generous, bright spaces that offer flexible accommodation over two levels, with the bedrooms downstairs and living space upstairs. The property is presented in excellent condition, having been thoughtfully modernised while preserving its architectural charm. A neutral colour palette enhances the interiors, highlighting stunning features such as moulded and panelled ceilings, elegant timber panelled walls in the former billiards room, and bold skirtings throughout. Contemporary elements, including a striking glass and oak balustrade, allow natural light to flood the lower hallway from upper windows.

This exceptional mews house combines historic elegance with modern living, making it an ideal choice for those seeking a prestigious address in the heart of Glasgow. There is excellent on street parking with permits available via request to Glasgow City Council, and the residents' central gardens are some of the best in the locale.









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.

**WE5174** | Sat Nav: 24 Park Circus, 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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