



An impressive duplex apartment

0/1 25 Park Circus, Glasgow, G3 6AP

Entrance hall • Sitting/dining room • Kitchen • Mezzanine
Three bedrooms with en suites • Utility room • Bathroom
WC • EPC = D

Situation

Park Circus is one of the most desirable addresses in the West End of Glasgow. The property sits on the crescent overlooking the private residents' gardens in the centre.

The Park area and the West End together make a vibrant hub of activity which attracts young professionals and families alike. Nearby Byres Road and Finnieston offer an excellent selection of specialist shopping, wine bars and restaurants. Kelvingrove Park, the Botanic Gardens and Glasgow University are all within walking distance. There is excellent local and private schooling in the area, and the motorway network and city centre are easily accessible.

Description

25 Park Circus is a Grade A Listed blonde sandstone building situated in one of Glasgow most prime locations. Apartment 0/1 occupies the ground and garden position over two floors of the former townhouse and is accessed via an impressive communal hallway which features beautiful pillars and polished floors.

The main reception rooms are situated off a welcoming hallway which also gives access to a stylish mezzanine level. The drawing room is situated to the front of the property and boasts fine period features including a fireplace and cornicing, with two large windows offering an open outlook over the residents' gardens. The high gloss white kitchen is contemporary in style and has an excellent range of units and integrated appliances, a central breakfast island and a full height bay window looking over the rear garden. There is also a modern WC on the ground level.

A turned carpeted staircase with a lovely glass balustrade leads down to the garden level off the kitchen. The master suite has plenty of built in storage and a well-appointed en suite shower room. Bedrooms two and three also benefit from built in storage, modern en suite bathrooms and are both located to the front of the property. An additional bathroom and handy utility room complete the living accommodation.

25 Park Circus has a shared garden to the rear which can be directly accessed by this property.



Local authority

Glasgow city council

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills – 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



0/1 25 Park Circus, Glasgow, G3 6AP
Approximate Area = 127.2 sq m / 1369 sq ft (Including Mezzanine)
Basement = 137.3 sq m / 1478 sq ft
Total = 264.5 sq m / 2847 sq ft



For identification only. Not to scale. © 070220PW

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