

# 6 PARK QUADRANT

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GLASGOW



A stunning main door apartment in the Park District.

savills

# 6 PARK QUADRANT

GLASGOW G3 6BS

- Reception hall
- Open plan kitchen with dining/living room
- Drawing room
- Storage cupboard
- 3 bedrooms, master with en suite
- Residents' permit parking



# SITUATION

6 Park Quadrant is set within the prestigious Park district of Glasgow's West End, an area described as one of the city's finest examples of mid Victorian architectural planning. In the 20th century the Park area saw most of its fine townhouses converted into commercial premises, but in more recent times the area has witnessed a residential renaissance, with certain beautiful townhouses reverting to luxurious apartments.

Park Quadrant offers leafy, tranquil surroundings, yet it is only minutes from access to the M8 at Charing Cross. Charing Cross itself boasts an excellent range of bars, galleries, shops and restaurants. A further short stroll leads to the city centre and the Royal Concert Hall, the Royal Scottish Conservatoire, Scottish Opera at the Theatre Royal, designer retailers at Buchanan Galleries and the Italian Centre along with further superb shopping at Princes Square. It is also just a short walk to the lively West End: a vibrant locale which attracts young professionals and families alike. Nearby Byres Road offers a wonderful selection of specialist shopping, wine bars and restaurants. There is a good range of local and private schooling in the area and an underground station at Kelvinbridge. It is also an ideal location for those looking to study or work at Glasgow University.

# DESCRIPTION

This main door apartment boasts one of the best addresses in the Park district, is in truly walk in condition and offers spacious accommodation with approximately 2200 sq feet of living space. The views from all the rooms to the front are simply stunning overlooking Kelvingrove Park and beyond.

Entering through the main entrance and stepping into the large L shaped reception hall, traditional features include stained glass windows, high ceilings, ornate cornicing and ceiling roses with living accommodation off.

A generous open plan kitchen/dining/living room has a bay window to the front overlooking the park and a window to the rear overlooking the garden. The well-appointed kitchen is complemented by granite worktops and a central island, a range of floor and wall mounted storage units and a stainless steel range cooker.

There are three good sized double bedrooms, one of which has an en suite shower room with shower, WC and wash hand basin. All the bedrooms look out to the rear garden and have high ceilings, plain ceiling roses and cornicing.

The main bathroom includes a freestanding bath, WC and wash hand basin and there is a separate cloakroom which houses the boiler and has a WC and wash hand basin.

Completing the living accommodation is the bright and airy drawing room with large bay window and window seat, solid wood fire and versatile storage cupboard complete with plumbing giving the option of a second en suite bathroom in the master bedroom.

The apartment has quality engineered hardwood flooring throughout, gas central heating, residents' permit parking, and breathtaking views over Kelvingrove Park.

**DISTANCES** Glasgow City Centre – 1 mile, Glasgow Airport – 9 miles, Edinburgh – 46 miles

**LOCAL AUTHORITY** Glasgow City Council

**COUNCIL TAX BAND** F

**EPC** Rating C

# 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

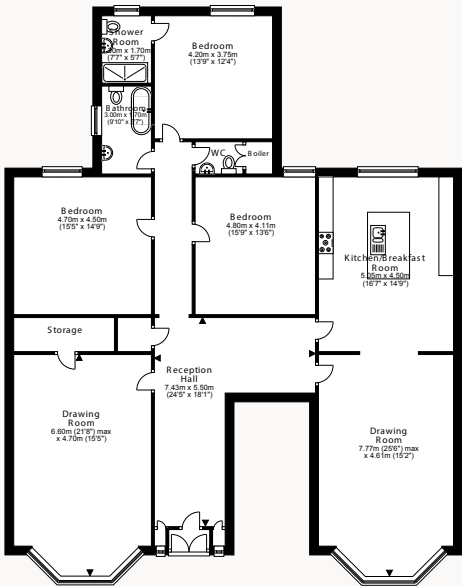
**PURCHASE PRICE** Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

# FLOORPLANS

Gross internal area

202.0 sq. metres (2173.9 sq. feet)

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