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**Park District | Flat 2, 13 Park Terrace**

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This truly stunning first-floor conversion enjoys magnificent views over Glasgow from its enviable setting within the highly desirable Park district. The property is perfectly situated to take full advantage of the many amenities and attractions that only this vibrant and affluent part of Glasgow has to offer. The West End and very much in vogue Finnieston District both with its many stylish eateries and pubs are also only a short distance away. Ample residents permit parking is available to the front of the property and on the surrounding streets.

Internally this charming property offers flexible accommodation which has been finished to an exacting standard and offers a stylish home that has successfully blended traditional and modern. As soon as you set foot inside you will appreciate the level of attention to detail throughout. The property is presented in true walk-in

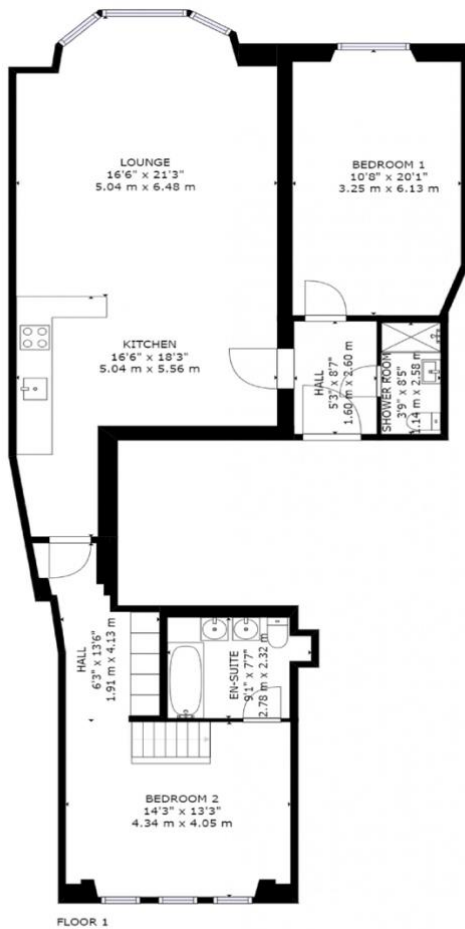
condition and will make an ideal purchase for people wanting a ready-made home. The specification of the property includes sash and casement windows, gas-fired central heating, and a video security entry system.

The accommodation on offer comprises; communal period entrance hall, welcoming reception hallway, bright and spacious lounge with bay window formation that provides beautiful open views of the city, modern fully fitted kitchen with quality integrated appliances that is open plan to lounge, marvelous master bedroom with en suite bathroom, built-in wardrobes and staircase which leads to a versatile mezzanine level, second double bedroom with built-in wardrobes and luxury shower room.



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GROSS INTERNAL AREA  
FLOOR 1: 1183 sq. ft, 110 m<sup>2</sup>, FLOOR 2: 157 sq. ft, 15 m<sup>2</sup>  
TOTAL: 1340 sq. ft, 124 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Produced by Plushplans

## Location

The property is situated in the ever-popular Park District next to Kelvingrove Park and is within a short distance of the wide range of shops, restaurants, and other amenities available in the West End and City Centre. There are excellent local transport links nearby, with frequent bus services running along Woodlands Road, the city centre and from the nearby Buchanan Bus Station. Train services are available from Charing Cross station and underground from Kelvinbridge. The Clyde Tunnel and Clydeside Expressway are easily accessed allowing swift access to Glasgow International Airport, Glasgow City Centre and most major towns and cities throughout the Central Belt of Scotland.

EER Band - C



Whilst the property details have been prepared with due care and attention, it must not be regarded as a report on the condition of the property. The details are believed to be correct however their accuracy can not be guaranteed and they do not form part of a contract. Floorplans are for illustration purposes only and may not be to scale while all room measurements have been taken from the longest and widest points.

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