

## Flat 4 11A Lynedoch Street

PARK DISTRICT, GLASGOW, G3 6EF



## STUNNING TOP FLOOR, TWO BEDROOM APARTMENT RENOVATED TO THE HIGHEST OF STANDARDS



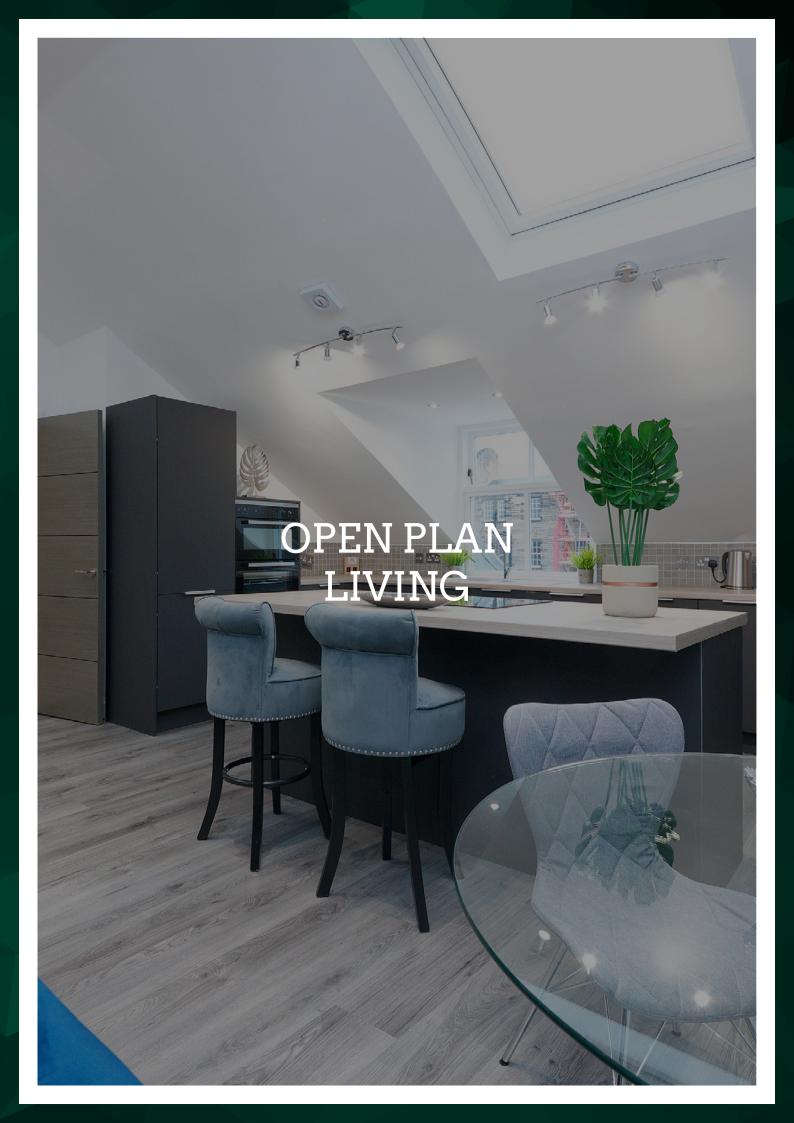




PART EXCHANGE AVAILABLE. We are delighted to bring to the market this stunning two bedroom top floor apartment within this handsome blonde sandstone building in arguably the most sought after area in Glasgow, The Park.

If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination! Having an eye for style and quality, the current owner has renovated this apartment to the highest of standards and is a particularly picturesque example of city living – you can't help but be utterly bewitched by this creation of what modern living in Scotland is all about! The perfect marriage of modern splendour and quality fixtures & fittings throughout; all fall under the spell.

The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are incredibly generous and the accommodation has been arranged to offer both flexibility and a high degree of individuality. Once inside, discerning purchasers will be greeted with a first-class specification.









On entering the property, the welcoming hallway sets the tone and leaves you excited to see what the rest of the property has to offer.

The immediately impressive open plan lounge/kitchen is flooded with natural light and offers a range of furniture configurations. The kitchen area has been fitted to include a quality range of modern floor and wall mounted units with a complimentary worktop and a central island. It further benefits from a host of integrated appliances. This is the ideal zone for entertaining.









BATHROOM







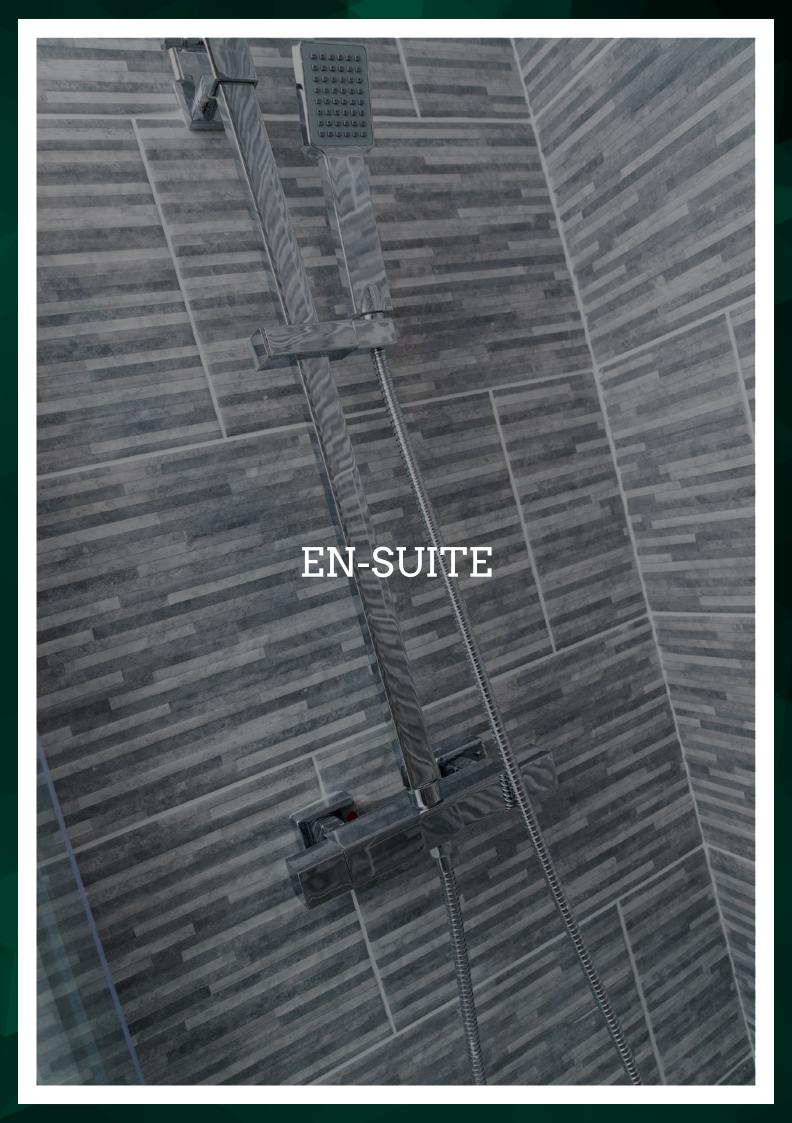
The crisp and contemporary styling continues into the two well-appointed bedrooms, both of which allow the flexibility and space for additional freestanding furniture if required. The master bedroom is further complemented with an envious en-suite. A stunning family bathroom suite completes the impressive accommodation internally.

The property benefits from gas central heating. Externally there are well maintained communal gardens and private parking to the rear.

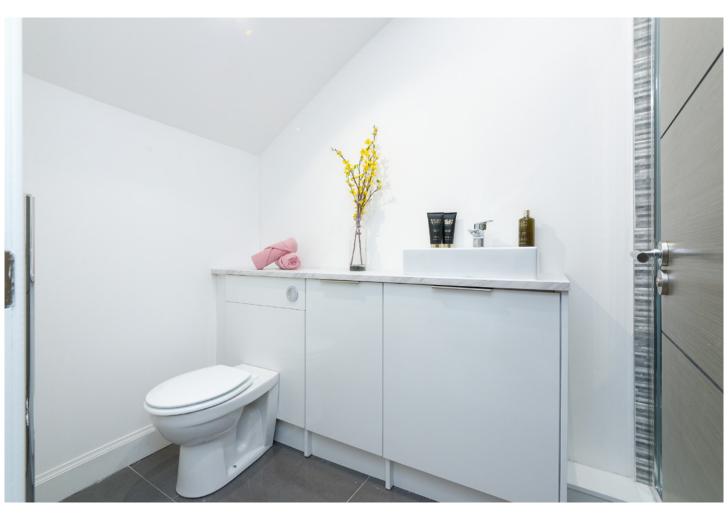
BEDROOM 1



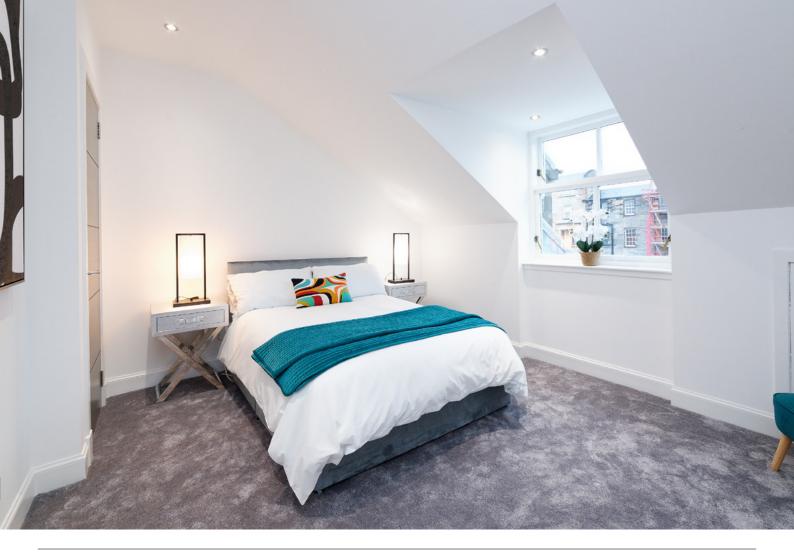




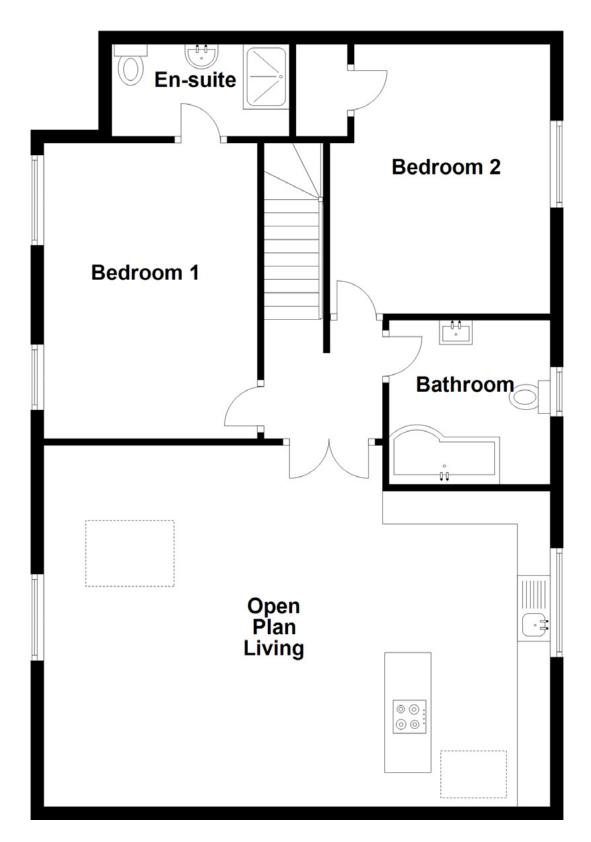




## BEDROOM 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living 7.70m (25'3") x 5.50m (18'1") Bathroom 2.50m (8'2") x 2.45m (8')

Bedroom 1 4.50m (14'9") x 3.35m (11')

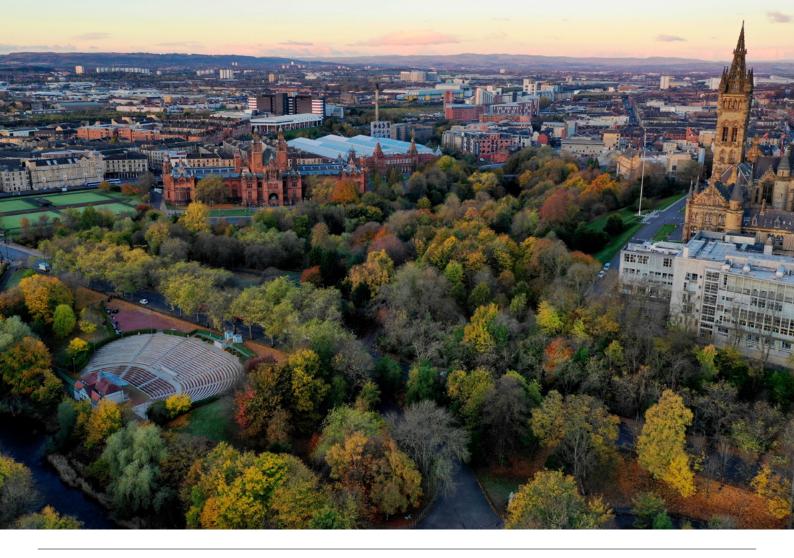
En-suite 2.70m (8'10") x 1.35m (4'5") Gross internal floor area ( $m^2$ ):  $84m^2$ 

Bedroom 2 4.10m (13'5") x 3.35m (11') EPC Rating: C

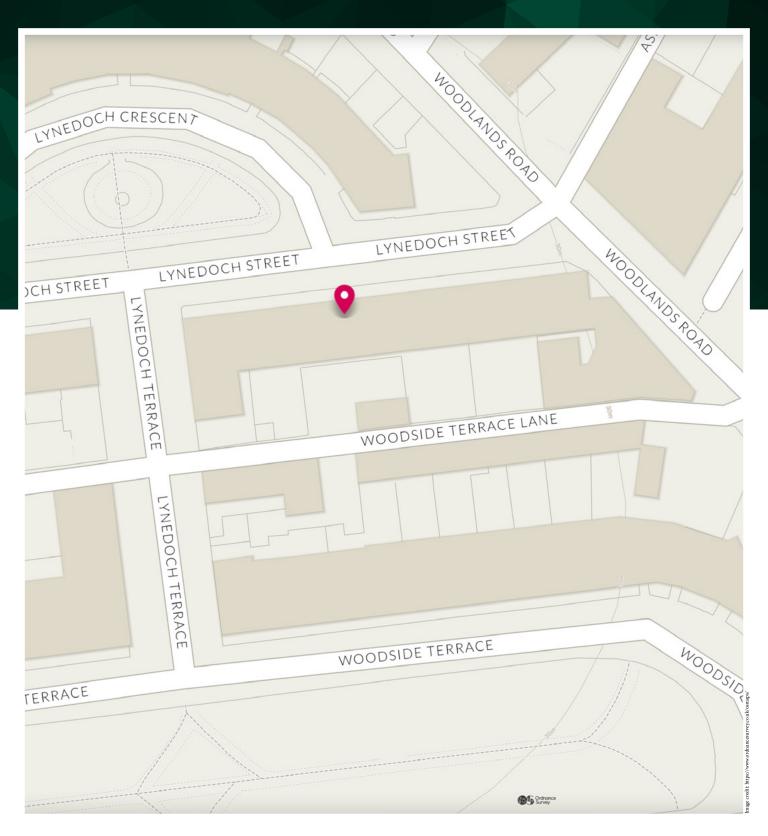


Lynedoch Street is set within the ever popular Park District of Glasgow's West End. In the 20th century the Park area saw most of its townhouses converted into commercial premises, but in more recent times the area has witnessed a renaissance in upmarket residential property. While Lynedoch Street offers leafy, tranquil surroundings, it is only minutes from access to the M8 at Charing Cross. Charing Cross itself boasts quality bars, galleries, shops and restaurants. A further short stroll leads to The Royal Concert Hall, the RSAMD, Scottish Opera, international shopping at Buchanan Galleries, Princes Square and so much more. It is a short walk to the city centre or the lively West End.

The West End is a trendy, hustle bustle of activity which attracts young professionals and families alike. Nearby Byres Road offers a wonderful selection of specialist shopping, wine bars and restaurants. There is excellent local and private schooling in the area and underground station at Kelvinbridge. It is also an ideal location for those looking to study at Glasgow University.









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