



25 Park Circus  
[www.25parkcircus.com](http://www.25parkcircus.com)





In every detail, beauty.  
In every feature, outstanding quality.







25  
Park Circus

From its grand, sunlit stairways and majestic reception rooms, to its state-of-the-art kitchens and bathrooms, 25 Park Circus offers the very best of living from Glasgow's past to its present.

In no other development does such enchanting history meet such comfortable modernity, in a neighbourhood that is as prestigious as it is practical. Welcome your ideals home at 25 Park Circus.





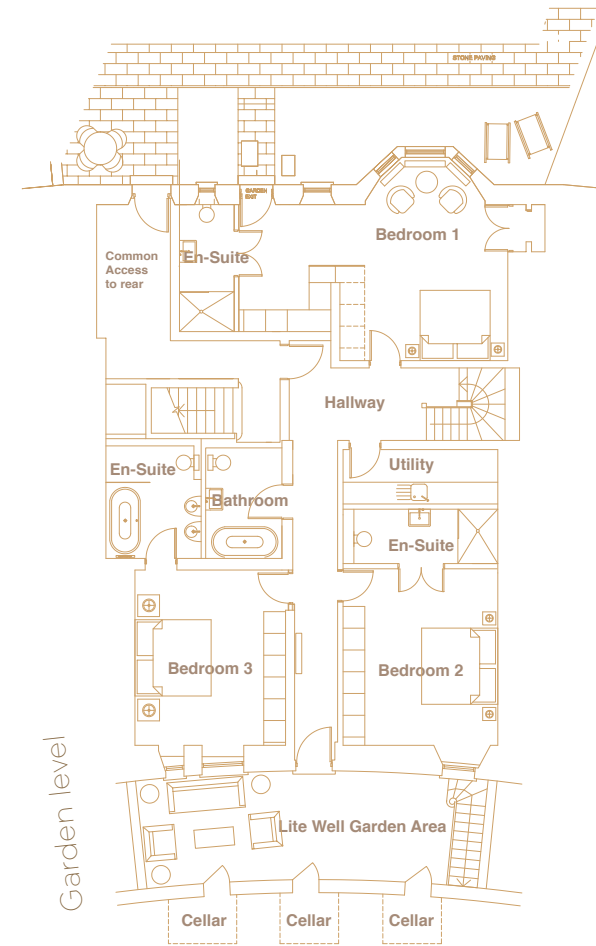


# Apartment one

Ground & garden level

Affording a grand entrance from ground level, Apartment One's wonderful reception hall sets an inspiring standard that is continued throughout. Double doors connect the Porcelanosa kitchen and dining room to the large and comfortable living room, with its stunning marble fireplace. A bespoke spiral staircase winds upwards from the hallway to the apartment's quiet mezzanine study level.

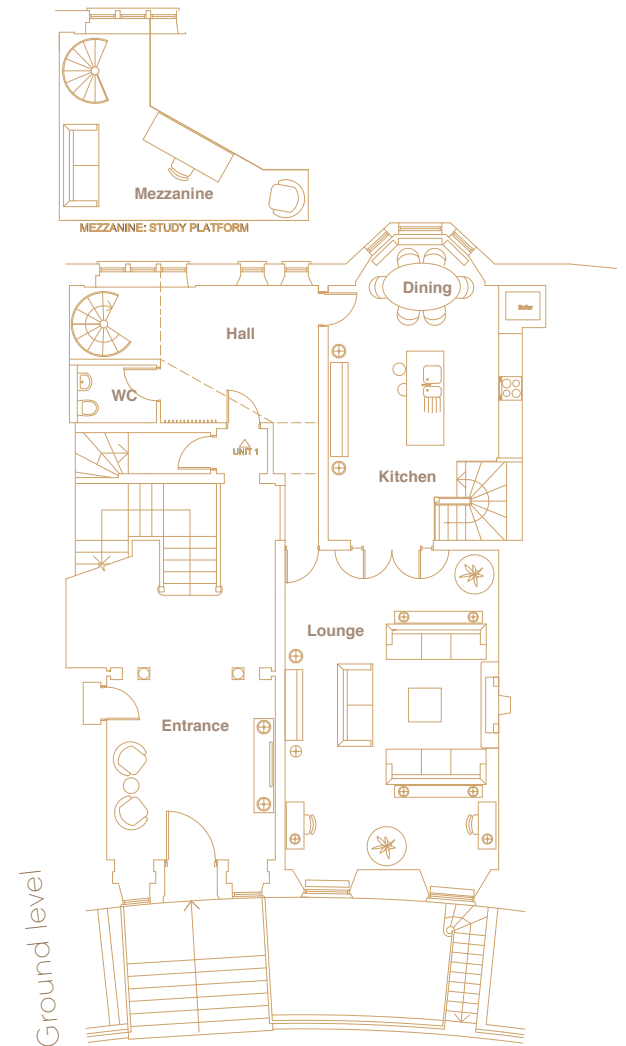
On the Garden Floor, four luxuriously carpeted bedrooms (two of which are en suite) are joined by a large family bathroom, utility room, access to the rear garden and front lightwell with three large storage cellars.



|                     |             |  |               |
|---------------------|-------------|--|---------------|
| Entrance hall       | 6.3m x 3.5m |  | 20'8" x 11'6" |
| WC                  | 2.0m x 1.5m |  | 6'6" x 5'     |
| Mezzanine           | 6.2m x 4.7m |  | 20'5" x 15'5" |
| Kitchen/dining room | 7.8m x 5.0m |  | 25'7" x 16'5" |
| Sitting room        | 8.2m x 5.5m |  | 27' x 18'     |

Garden level

|               |             |  |               |
|---------------|-------------|--|---------------|
| Internal hall | 6.3m x 2.0m |  | 20'8" x 11'6" |
| Bedroom one   | 2.0m x 1.5m |  | 6'6" x 5'     |
| Bedroom two   | 4.9 mx 4.3m |  | 20'5" x 15'5" |
| En-suite      | 4.3m x 1.5m |  | 14'2" x 5'    |
| Bedroom three | 4.8 x 4.2m  |  | 15'8" x 13'9" |
| En-suite      | 3.3m x 2.6m |  | 10'10" x 8'7" |
| Bedroom four  | 4.2mx 3.5m  |  | 13'9" x 11'6" |
| Bathroom      | 2.9mx 2.1m  |  | 9'6" x 6'10"  |
| Utility room  | 4.3m 1.5m   |  | 14'1" x 5'    |
| Cellars (x3)  | 1.6m x 1.4m |  | 5'4" x 4'     |



Ground level



### Uniquely luxurious

Each individually-designed kitchen is by the world renowned Porcelanosa Company and features Corian worktops and Siemens integrated appliances.

### Contemporary style

In each bathroom and en suite, stylish Porcelanosa sanitary and brassware are matched by large-format Porcelain tiles that stretch from wall-to-wall and from ceiling-to-floor. All bathrooms and en suites also feature under-floor heating.

### Reassuring quality

25 Park Circus retains its original character, thanks to careful restoration of features such as the beautiful plaster cornices that adorn each living space in the main house. New fittings, such as the hardwood internal doors and herring-bone Parquet flooring, match the quality of the building itself.

### Plug straight in

Sky Television, HDTV and home cinema cabling and CAT5 network and telephone outlets are installed and ready to use in each apartment. Colour video controlled entry rounds off a comprehensive security and fire prevention system.



|                          |             |               |
|--------------------------|-------------|---------------|
| Lounge /kitchen /diner   | 10m x 8.2m  | 32'9" x 26'9" |
| Hallway                  | 1.8m x 5.6m | 5'11" x 18'8" |
| Also                     | 1.8m x 2.3m | 5'11" x 7'5"  |
| Hall cupboard            | 1.8m x 0.6m | 5'11" x 2'    |
| Hall ceiling storage one | 1.8m x 3.4m | 5'11" x 16'8" |
| Hall ceiling storage two | 1.8m x 6.5m | 5'11" x 21'4" |
| Master bedroom           | 6.0m x 4.9m | 19'8" x 16'   |
| En-suite                 | 2.9m x 1.5m | 9'6" x 5'     |
| Bedroom two              | 4.2m x 3.4m | 13'9" x 11'2" |
| Bathroom                 | 3.4m x 2.1m | 11'2" x 6'10" |
| Utility area             | 1.8m x 0.9m | 5'11" x 3'3"  |

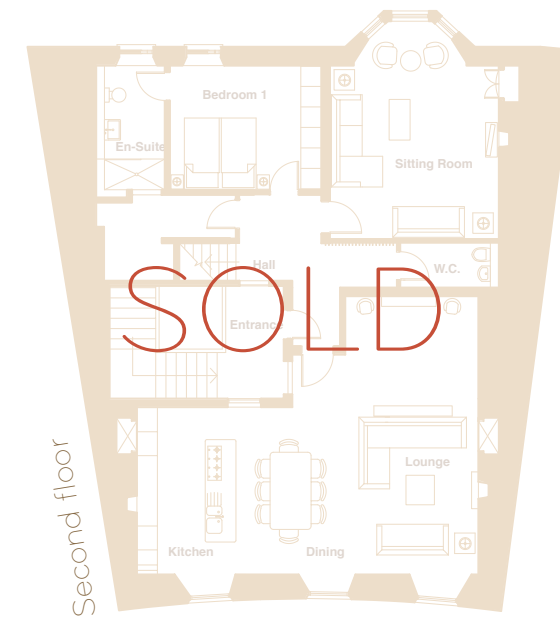
## Apartment two

SOLD

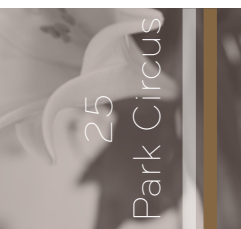
Occupying the entire first floor of this historic building, Apartment Two provides luxurious living on an impressive scale. The enormous open-plan living room/kitchen/diner offers relaxing views out on to Park Circus's relaxing communal gardens, while its fully-restored plaster cornices provide a beautiful reminder of the building's history.

To the rear of the apartment lies the spacious master bedroom, with en suite bathroom.. A second bedroom and the family bathroom complete the living space, while a utility space and two loft areas with timber pull-down ladders offer ample room for storage.





|                       |              |  |               |
|-----------------------|--------------|--|---------------|
| Lounge /kitchen/diner | 10m x 8.2m   |  | 32'9" x 26'9" |
| WC                    | 1.8m x 1.25m |  | 5'11" x 4'2"  |
| Hallway               | 2.5m x 6.0m  |  | 8'3" x 19'8"  |
| Sitting/tv room       | 6.3m x 5.0m  |  | 20'8" x 16'5" |
| Bedroom one           | 4.4m x 3.6m  |  | 14'5" x 11'9" |
| En-suite              | 2.0m x 3.6m  |  | 6'6" x 11'9"  |
| Walk in cupboard      | 3.8m x 2.0m  |  | 12'6" x 6'6"  |

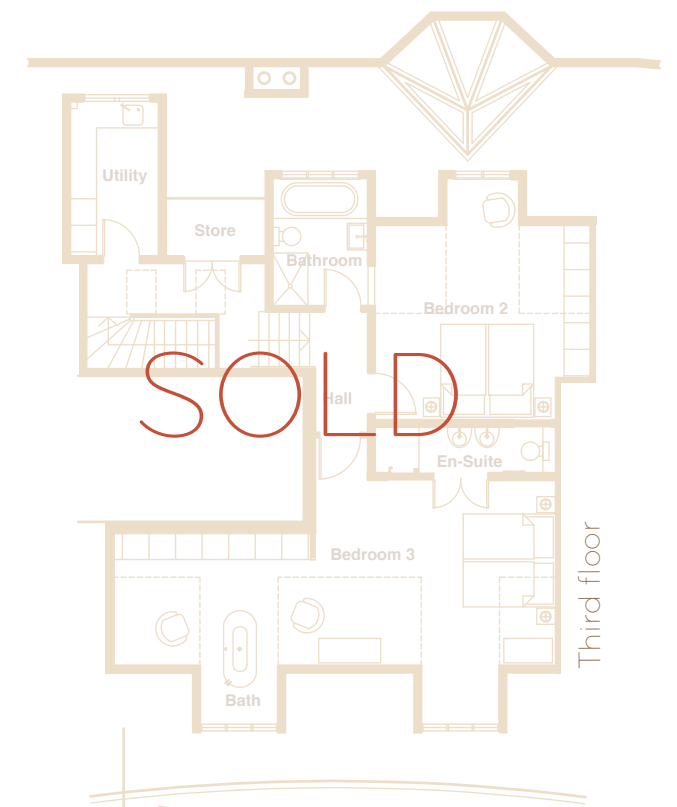


## *Apartment three* **SOLD**

A magnificent stair landing with original glass cupola provides your entrance to 25 Park Circus's huge penthouse apartment, which enjoys wonderful views. The hallway leads to an enormous kitchen/lounge/diner, a guest bedroom with en suite and the sitting room, which provides a dedicated space to relax and entertain.

Upstairs, the sumptuous master bedroom comprises the entire front width of the building, and features a uniquely stunning mountain and sky-facing bath, wardrobe storage and a stylish en suite shower room. A third bedroom and the family bathroom lie to the rear, along with the utility room, and a large double-door storage cupboard.

|                |             |  |                |
|----------------|-------------|--|----------------|
| Master bedroom | 10m x 4.2m  |  | 32'9" x 13'9"  |
| Bedroom two    | 4.8m x 4.4m |  | 15'9" x 14'5"  |
| Bathroom       | 2.9m x 2.2m |  | 9'5" x 7'1"    |
| Upper cupboard | 2.2m x 1.3m |  | 7'2" x 4'4"    |
| Utility room   | 3.5m x 2.0m |  | 11'6" x 6'6"   |
| Upper hallway  | 6.4m x 2.4m |  | 20'11" x 7'10" |





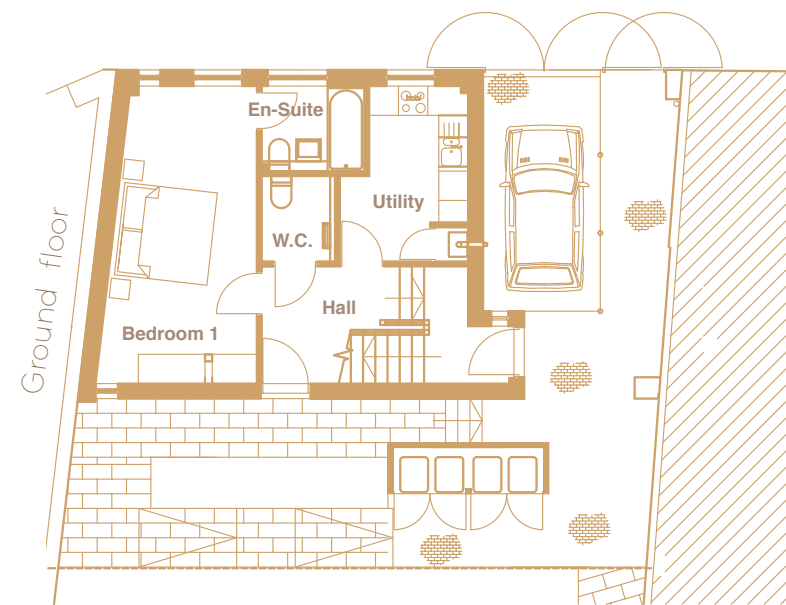


## Mews House

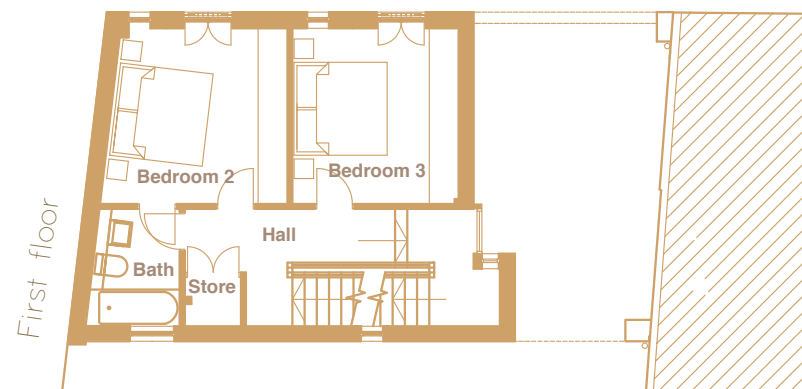
Three stunning levels

The “Mews House” is an elegant new development set across three floors, with private off-street parking and a sheltered entrance via the pend. A raised entrance landing provides easy access to the two lower levels: the ground floor featuring a large master bedroom with en suite, a guest WC and a well-equipped utility space, and the first floor having two further bedrooms, a stylish family bathroom and a double-door storage cupboard.

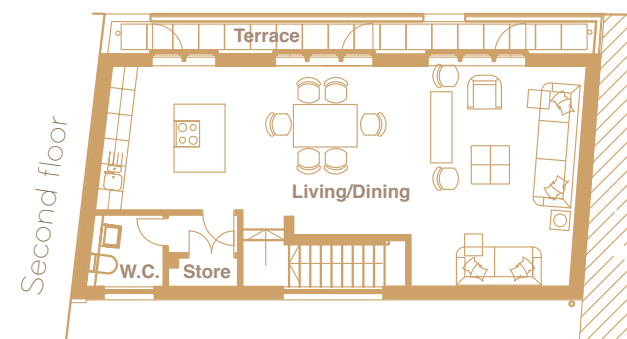
Upstairs, the spacious, light-filled second floor is the perfect space in which to relax and live well. A huge open-plan kitchen, dining and living area comprises almost the entire floor, save for an ample storage room and convenient WC. The private, south-facing terrace is a place to enjoy the sunshine and fresh air. With every feature and fitting addressed with the same high quality and consideration, you’ll find reassuring comfort in every moment.



|                         |             |  |                |
|-------------------------|-------------|--|----------------|
| Raised entrance landing | 2.4m x 1.7m |  | 7'10" x 5'7"   |
| Lower hallway           | 3.3m x 2.4m |  | 10'10" x 7'10" |
| Master bedroom          | 6.1m x 3.5m |  | 20' x 11'6"    |
| En-suite                | 2.1m x 1.7m |  | 6'10" x 5'7"   |
| WC                      | 1.8m x 1.5m |  | 5'11" x 5'     |
| Utility room            | 3.5m x 2.6m |  | 11'6" x 8'7"   |



|               |             |  |               |
|---------------|-------------|--|---------------|
| Hall Landing  | 5.9m x 2.4m |  | 19'4" x 7'10" |
| Bedroom 2     | 3.8m x 3.5m |  | 12'6" x 11'6" |
| Bedroom 3     | 3.4m x 3.5m |  | 11'2" x 11'6" |
| Bathroom      | 2.4m x 1.8m |  | 7'10" x 5'11" |
| Hall Cupboard | 1.2m x 1.0m |  | 3'11" x 3'3"  |



|                      |             |  |               |
|----------------------|-------------|--|---------------|
| Lounge/kitchen/diner | 11m x 5.2m  |  | 36'1" x 17'1" |
| WC                   | 1.7m x 1.6m |  | 5'7" x 5'4"   |
| Lobby                | 1.7m x 0.9m |  | 5'7" x 3'     |
| Larder cupboard      | 1.6m x 0.7m |  | 5'4" x 2'3"   |

## Location

Park Circus is much more than Glasgow’s most elegant crescent. Its elevated position provides stunning views of the surrounding Park Area, while its location has been described as the true heart of the City.

A walk through leafy Kelvingrove Park leads you to the vibrant West End, home to lively bars, boutique shops and the historic University. To the south, the City Centre, business district and M8 motorway are just a few minutes drive away.



## The Gardens

Designed in 1855 by Charles Wilson, one of the most important Glasgow architects of the Victorian period, the homes of Park Circus surround one and a half acres of immaculately kept gardens. Created for the exclusive enjoyment of residents, the gardens also play host to regular community events including summer garden parties.

25 Park Circus places you at the quiet epicentre of all the excitement and opportunity that Glasgow has to offer.





Beauty in every detail



c o r u m

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