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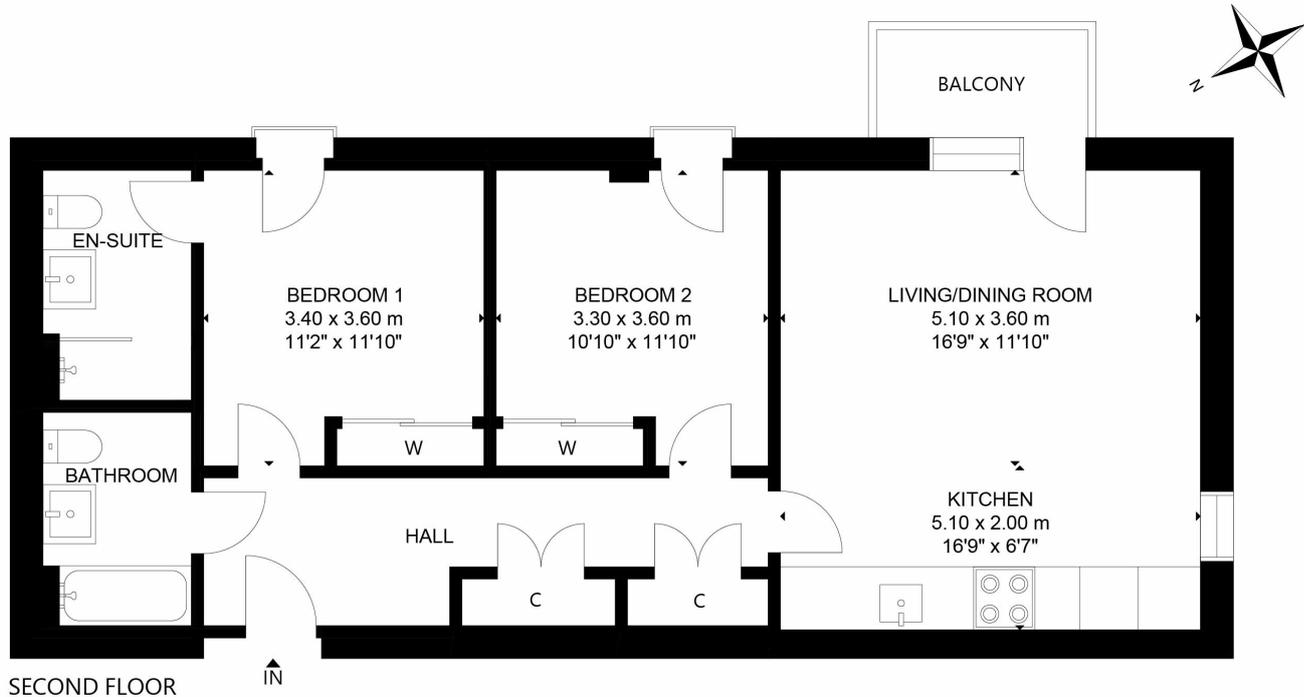
## 2 / 3 5 HAMILTON GARDENS , BOTANIC S

2 | BEDROOMS    2 | BATHROOMS    1 | PUBLIC ROOM

**Completed in 2017 and set within the former grounds of the renowned BBC Studios, The Botanics is an exclusive collection of 94 unique apartments and townhouses. With private parking and views towards the River Kelvin from the private balcony, this superb, two bedroom second floor apartment is in excellent condition throughout.**

Initially entered via a secure entry system into a stunning communal hallway with a cycle store and lift access to all levels, the internal accommodation comprises of: a large hallway with excellent storage/utility space off, two well-proportioned double bedrooms, with the principal room benefitting from a stylish Porcelanosa en-suite shower room, and an equally stylish family bathroom. There is a bright and spacious open plan lounge/dining kitchen with balcony off and the kitchen has a range of quality integrated Siemens appliances.

The apartment also benefits from video entry, double glazing, and a private parking space. The building is managed by Newton Property, and there is some wonderful drone footage of the full development on their website.



2/3, 5 HAMILTON GARDENS, GLASGOW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 847 SQ FT / 79 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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**WE4516 | Sat Nav:** 2/3 5 Hamilton Gardens, Botanics, Glasgow, G12 8BD

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.



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## **LOCAL AREA & AMENITIES**

Located on the banks of the River Kelvin beside the Botanic Gardens in the heart of Glasgow's West End, The Botanics development, whilst enjoying a secluded location, is well placed for a wide range of shops and amenities on Great Western Road and Byres Road, including coffee houses, wine bars and restaurants.

Public transport is available by both bus and underground, with underground stations located at Kelvinbridge and Hillhead. There are also good road links to the City Centre, M8 motorway network and Glasgow International Airport.

The property is also well placed for access to a number of major employers, including the BBC, STV, Glasgow University and several hospitals.

For The Full Home Report Visit:

**[WWW.CORUMPROPERTY.CO.UK](http://WWW.CORUMPROPERTY.CO.UK)**



  
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