



3/1 1 KELVINSIDE TERRACE WEST

BOTANICS

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4 | BEDROOMS

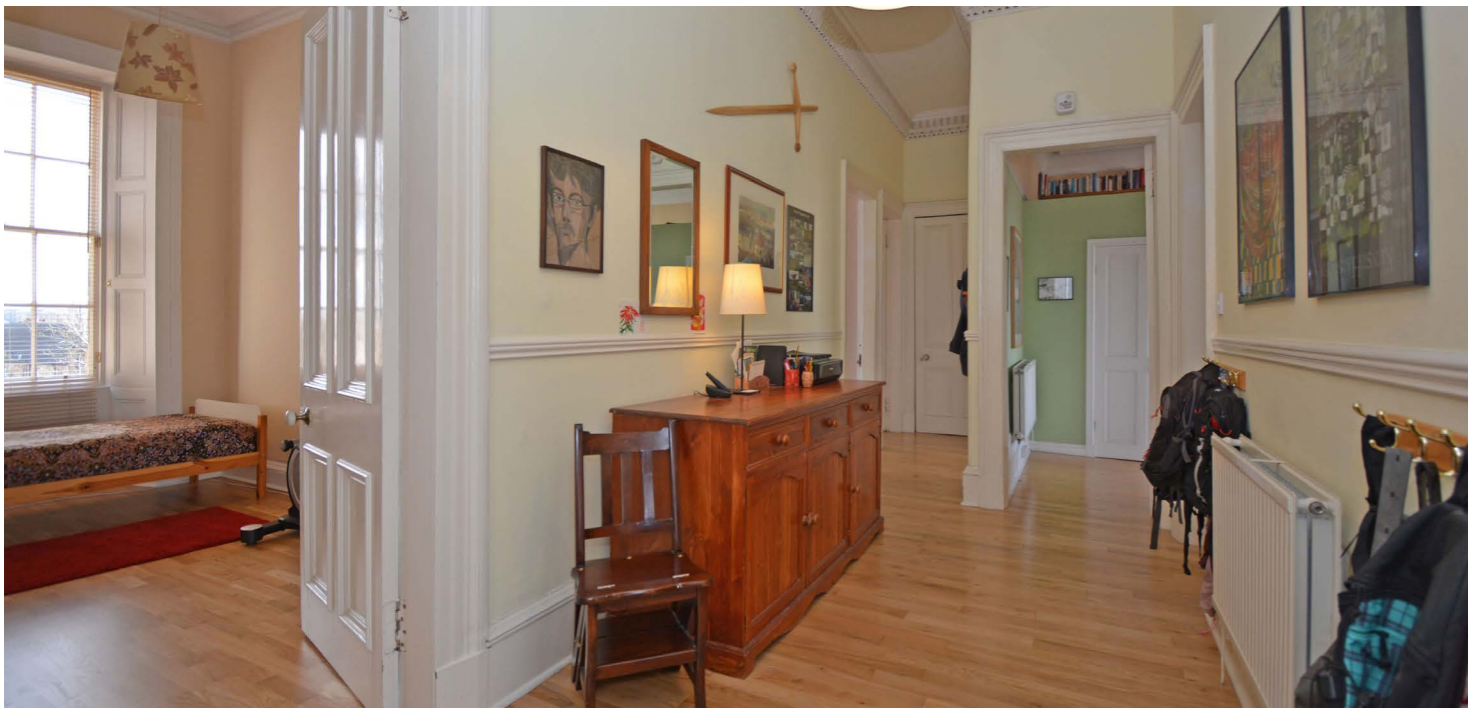
1 | BATHROOM

1 | PUBLIC ROOM

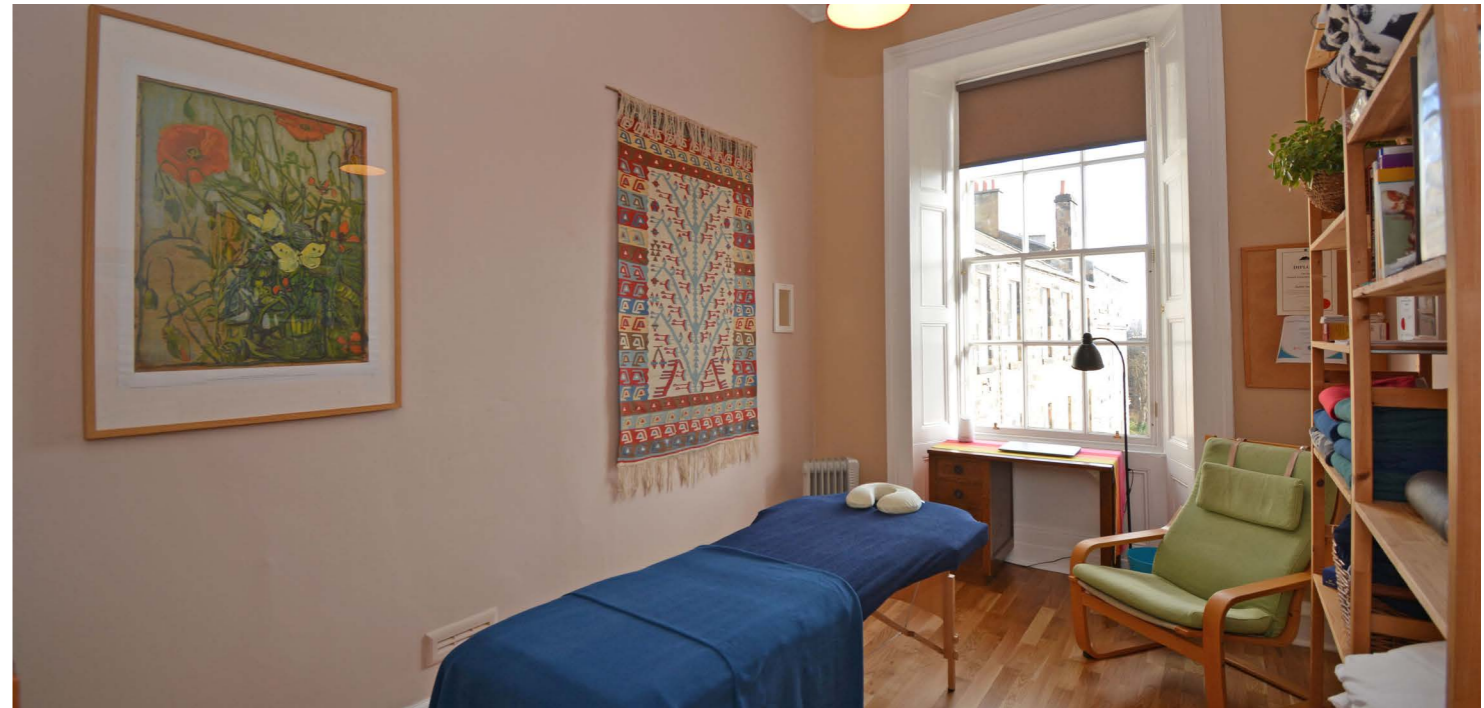
3/1 1 Kelvinside Terrace West is a prime top floor flat located in a secluded pocket of the Botanics district with enviable views of the West End and beyond. The property is situated beside the famous Alexander 'Greek' Thompson's 'Sixty Steps' and is within close proximity to the hustle and bustle of Byres Road.

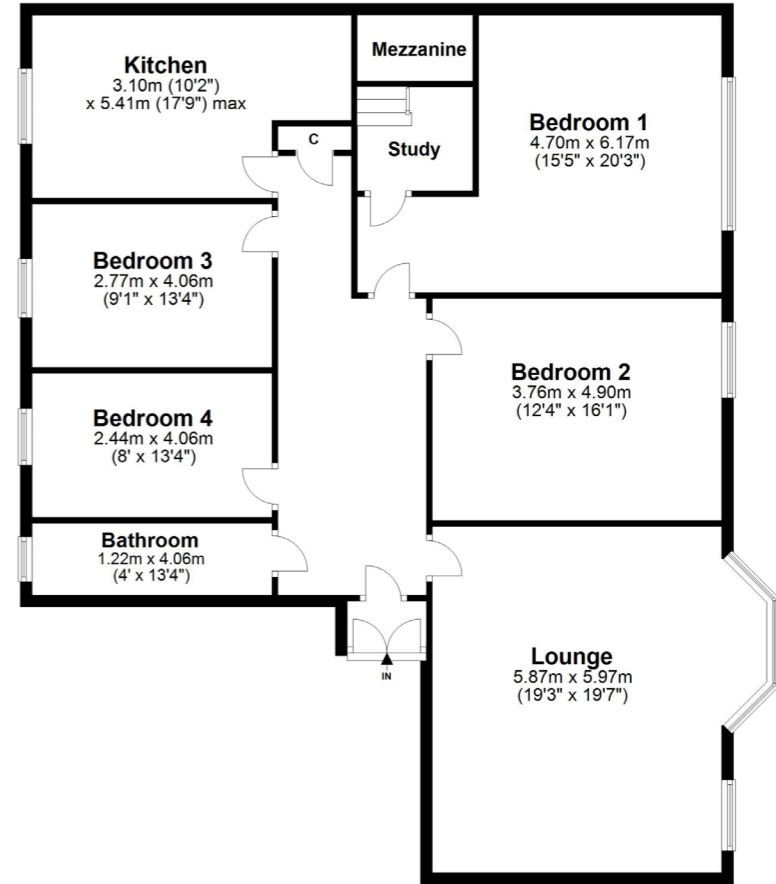
The building is initially accessed via a secure door entry system leading to a well-kept residents' communal hallway. The internal accommodation comprises; entrance vestibule, large reception hallway, fabulous bay windowed sitting room with focal fireplace and spacious dining kitchen with a plentiful supply of base and wall mounted units. There are four ample sized double bedrooms with the master being significantly larger and having a separate study area. Finally, there is a wonderful family bathroom with overhead shower, completing the internal accommodation on offer.

The flat also boasts a wealth of original features including stunning ornate concerning and benefits from gas central heating, secure entry system, access to an expansive floored attic space and well maintained rear communal gardens.









The property is ideally located for access to Byres Road, Glasgow University and the Botanic Gardens. Byres Road is very much the hub of the West End and provides a wide array of excellent shops and amenities, including fashionable bars and restaurants, delicatessens, a Waitrose and a Marks and Spencer. The Botanic Gardens are one of Glasgow's most treasured public gardens and are an attraction for anyone visiting the West End of Glasgow.

There are good transport links on hand, including excellent road access to the City Centre and Clyde Tunnel and underground stations and bus services on both Byres Road and Great Western Road.

WE3971 | Sat Nav: 1 Kelvinside Terrace West, Botanics, Glasgow, G20 6DA

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



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