



2/4 5 HAMILTON GARDENS

BOTANICS

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

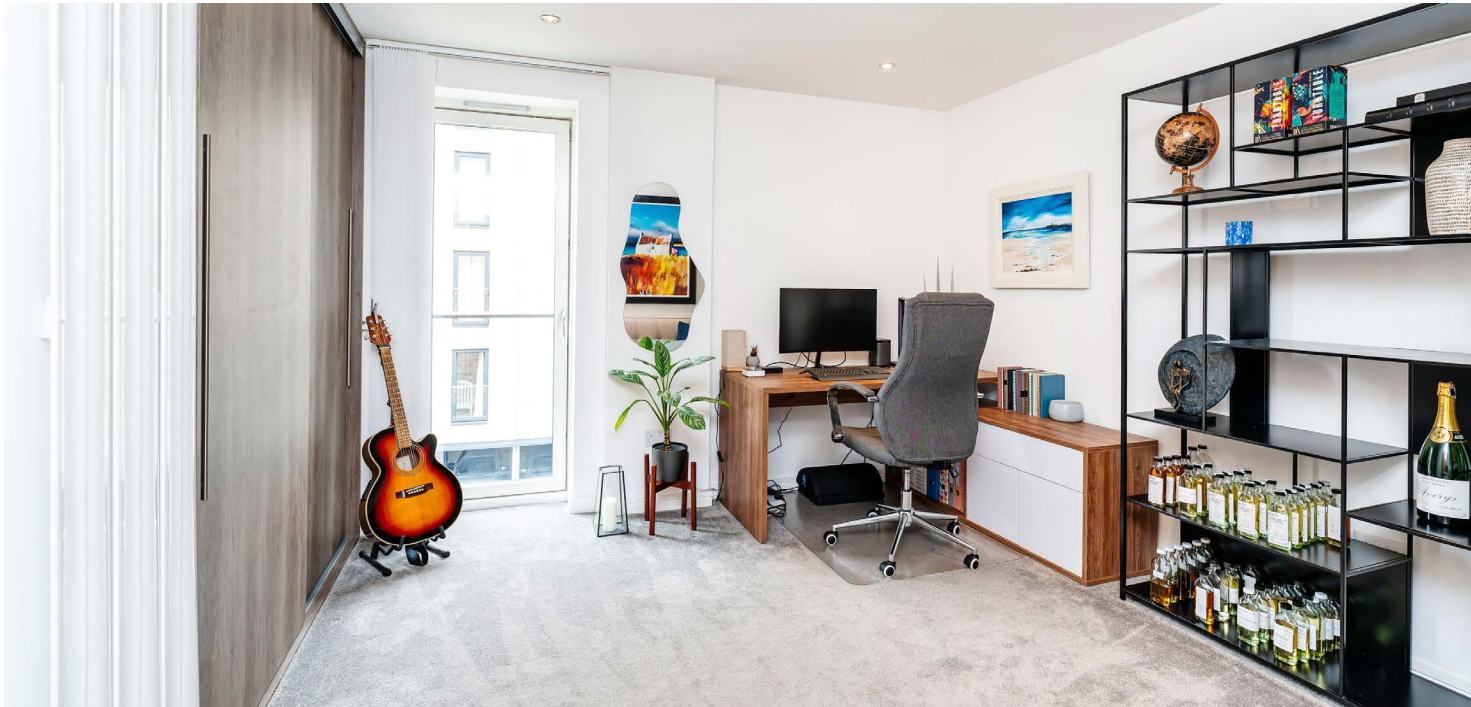
Completed in 2017 and set within the former grounds of the renowned BBC Studios, 'The Botanics' is an exclusive collection of 94 unique apartments and townhouses. With private parking and South Westerley aspects from the larger style private balcony, this superb, two-bedroom second floor apartment is in excellent condition throughout.

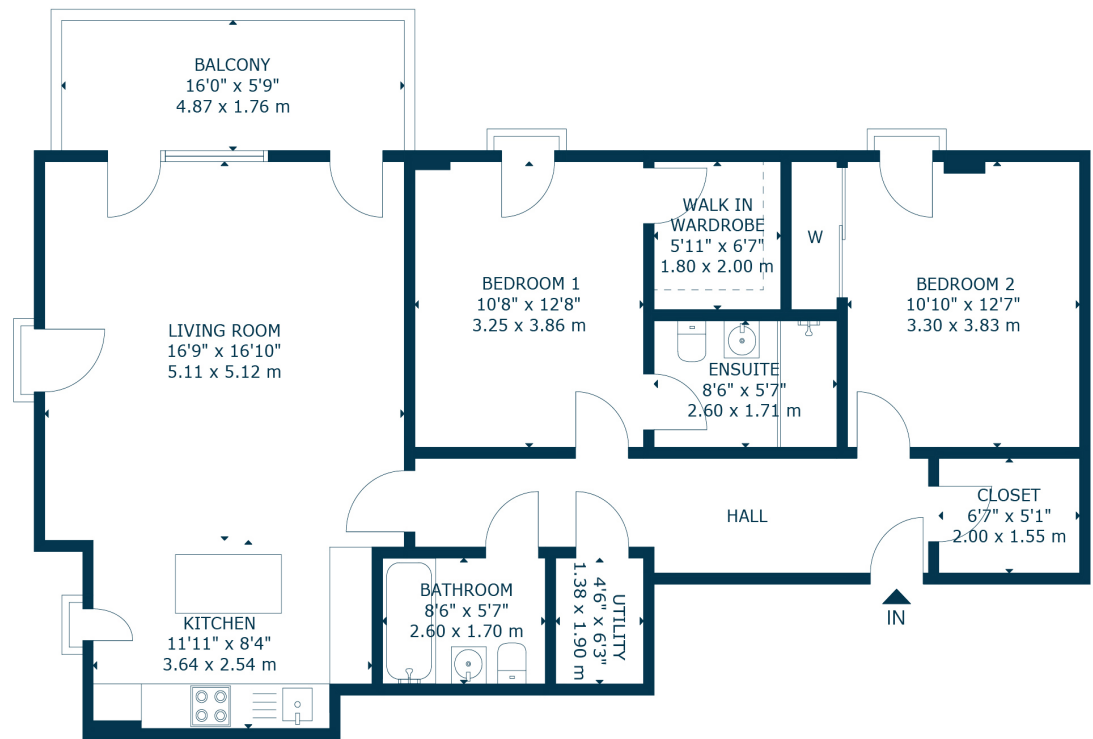
Initially entered via a secure entry system into a stunning communal hallway with a cycle store and lift access to all levels, the internal accommodation to this remarkably stylish apartment comprises; welcoming reception hall with excellent storage and large utility off, and a stunning open plan lounge kitchen. The Nobilia kitchen design benefits from having a range of base and wall mounted units plus integrated Siemens appliances throughout. The large balcony sits off the lounge and is perfectly positioned to take in the afternoon and evening sun. There are two well-proportioned double bedrooms with both benefitting from beautiful, fitted wardrobes, with the principal having a walk in wardrobe and finally, there is a striking family bathroom by Porcelanosa.

In addition, the property has gas central heating, double glazing, a private parking space and access to a common cycle store.









SECOND FLOOR



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.

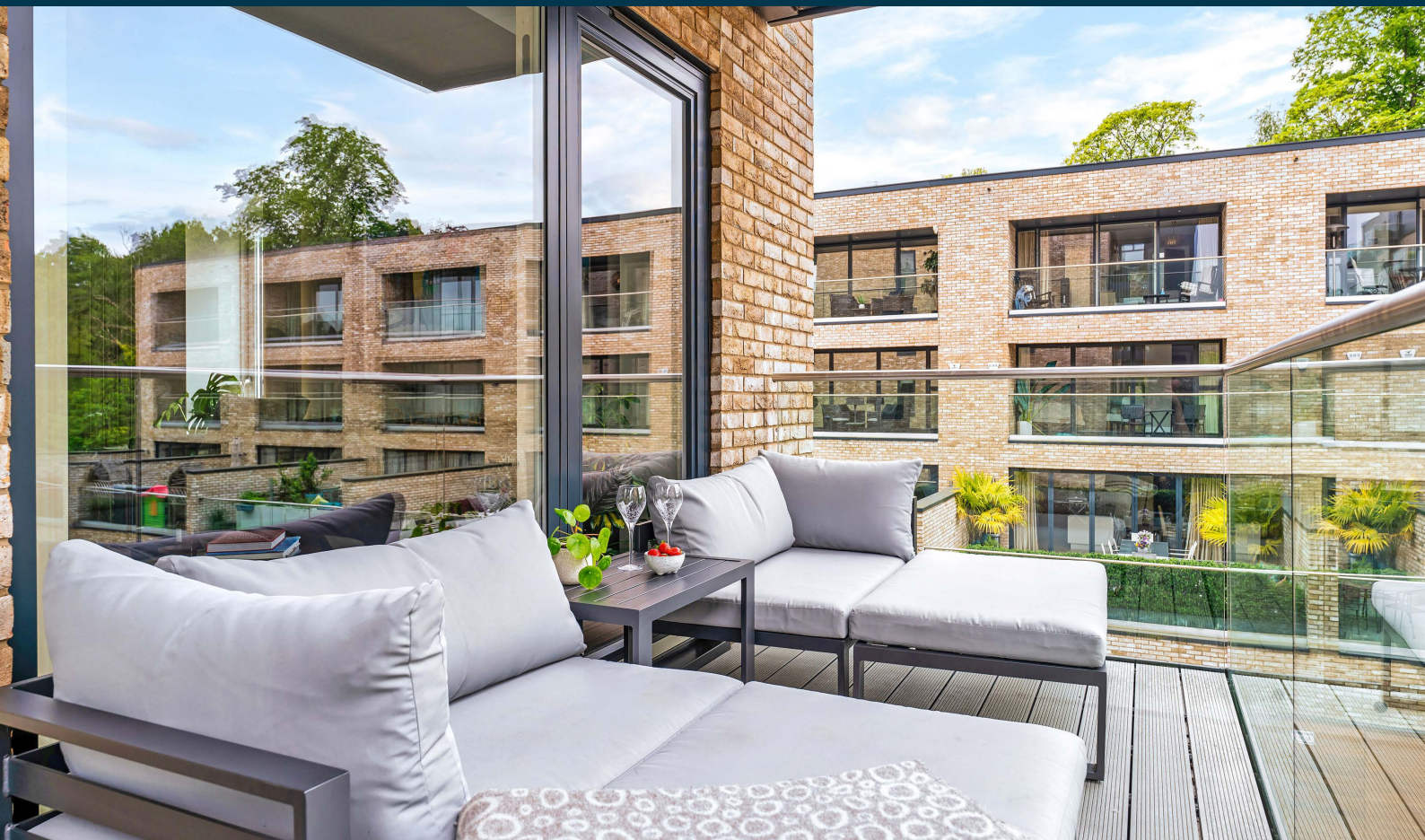
Public transport is available by both bus and underground, with underground stations located at Kelvinbridge and Hillhead. There are also good road links to the City Centre, M8 motorway network and Glasgow International Airport.

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

WE4795 | Sat Nav: 2/4 5 Hamilton Gardens, Botanics, Glasgow, G12 8BD

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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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