



1/1 49 HAMILTON DRIVE

BOTANICS

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2 | BEDROOMS

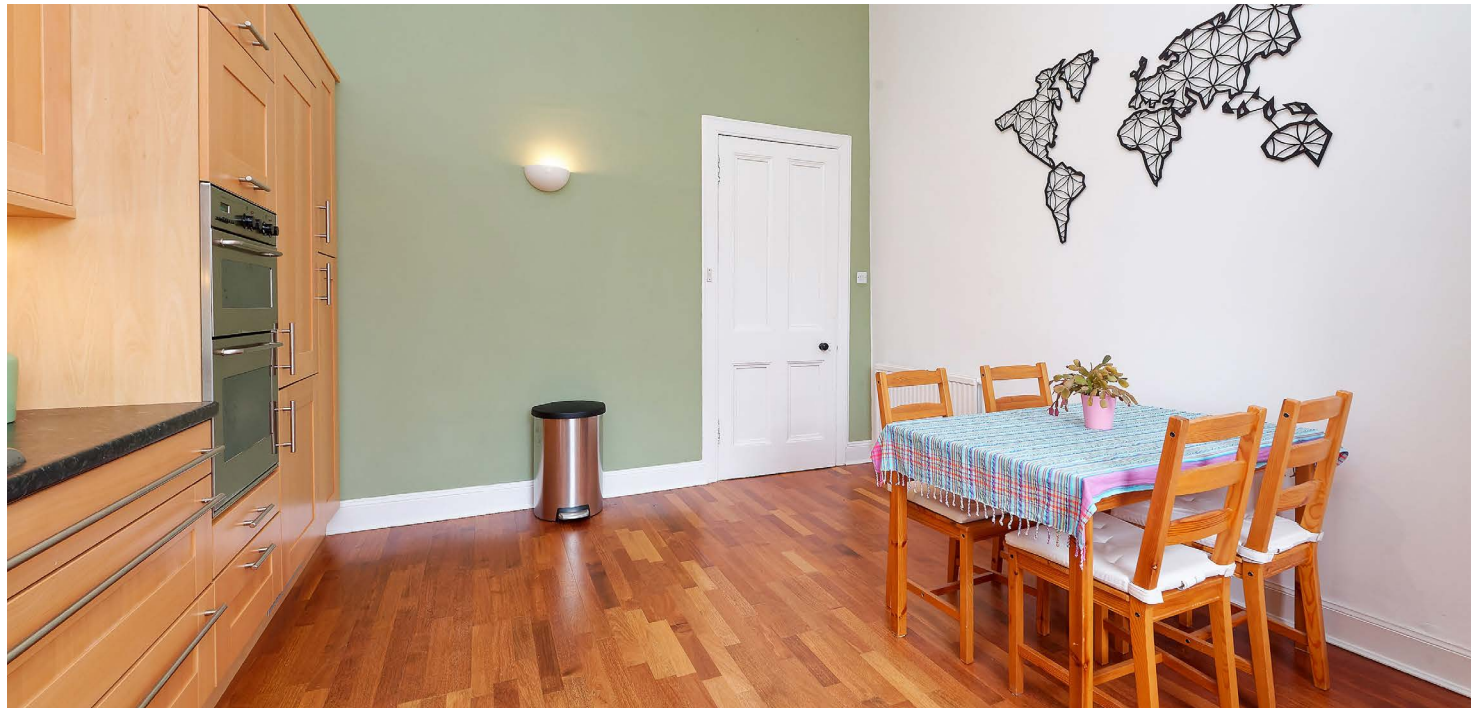
1 | BATHROOM

1 | PUBLIC ROOM

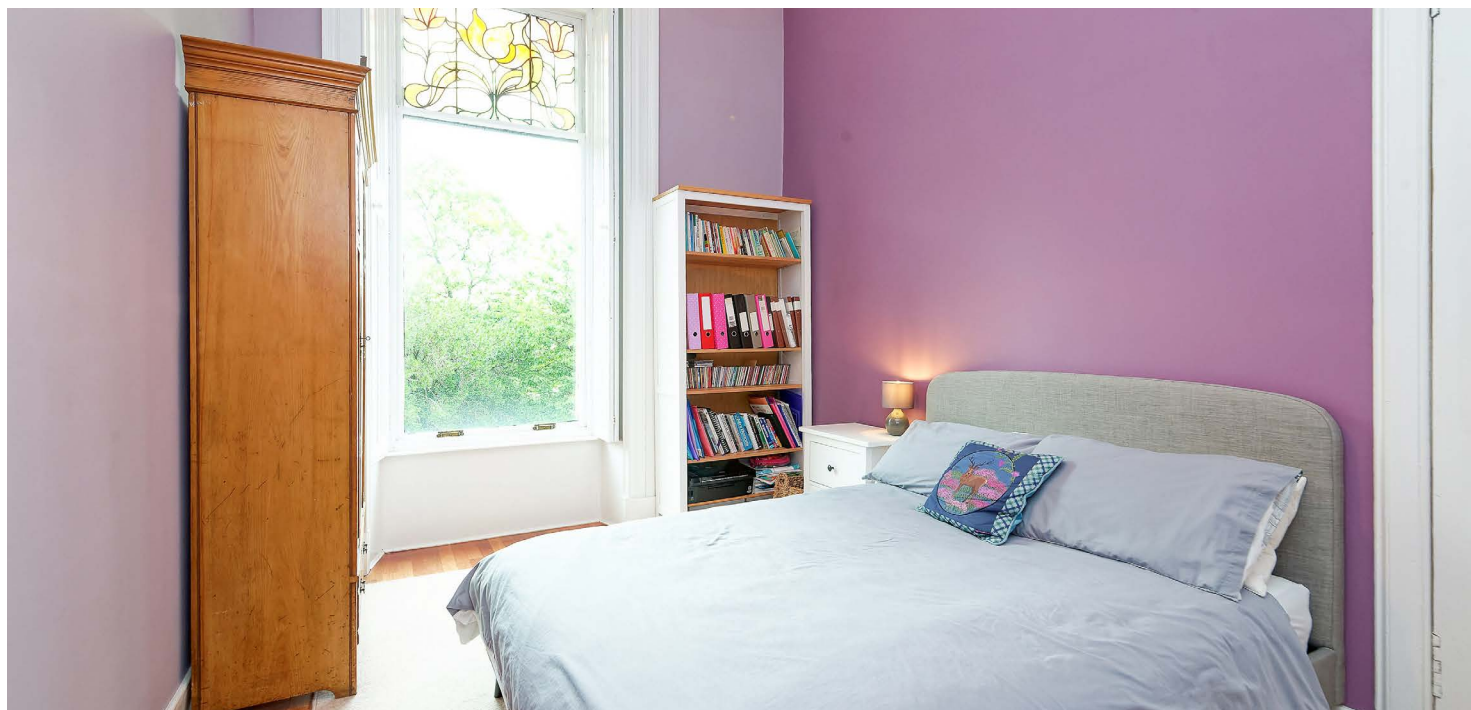
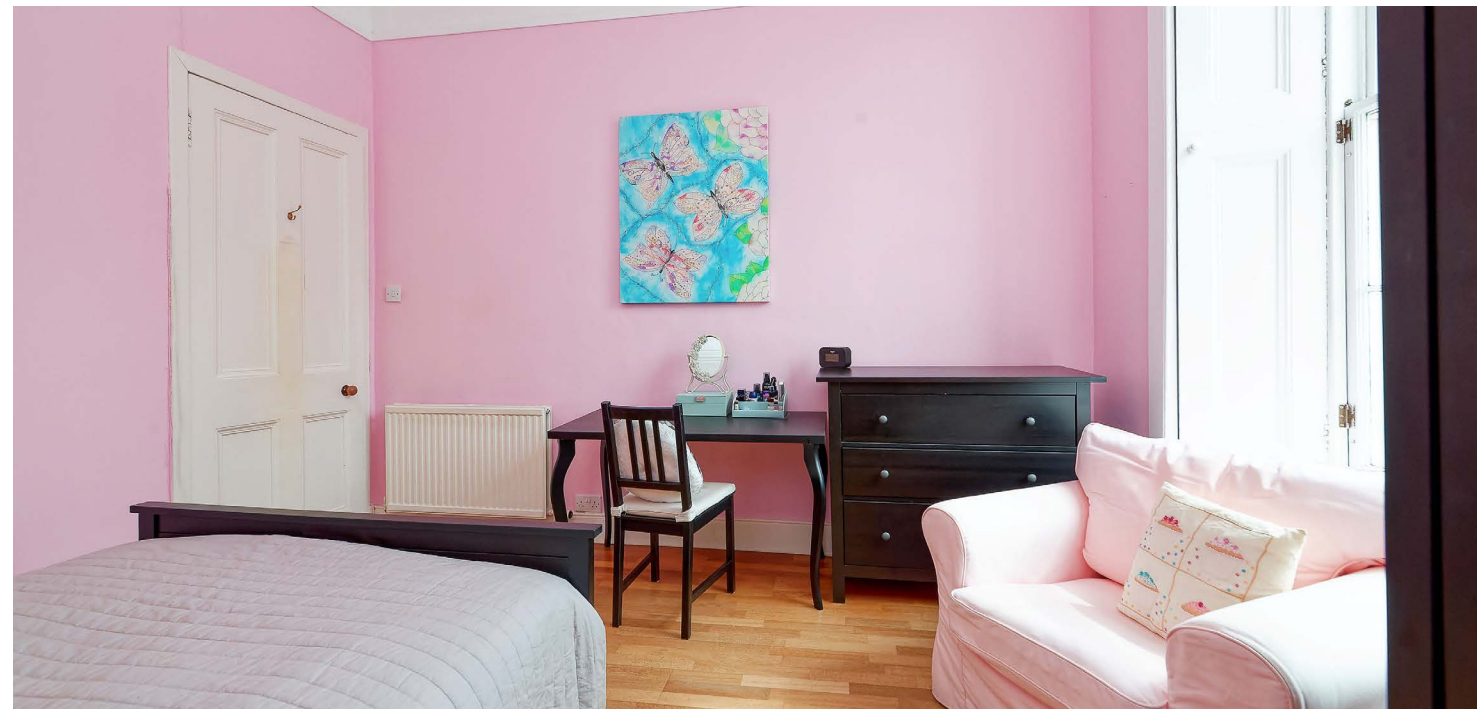
1/1 49 Hamilton Drive is a beautiful two bedroom, preferred first floor flat within in a traditional A-Listed sandstone terrace, built circa 1869 and located in the desirable Botanics area.

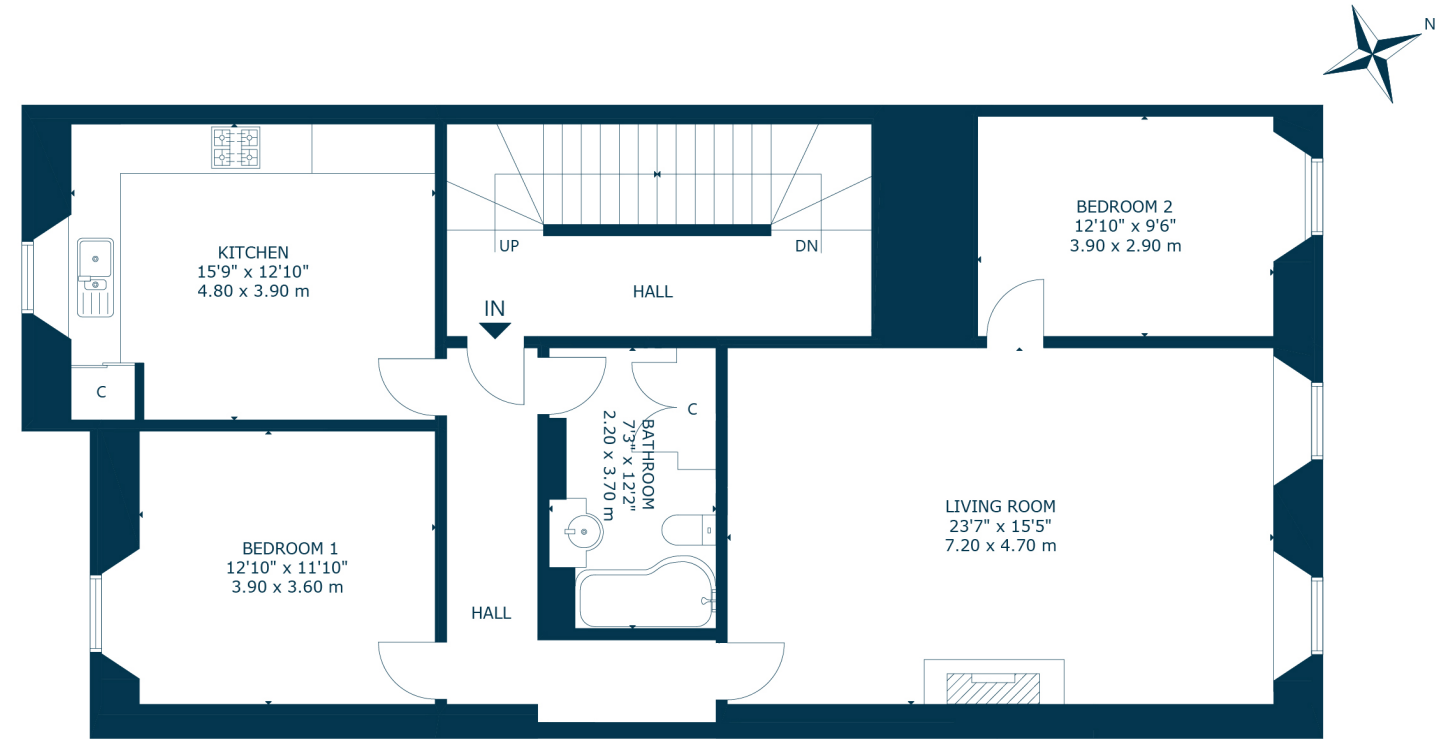
The flat is initially entered via a secure door entry system which leads to a well-maintained communal hallway with stairs to all levels. The internal accommodation comprises; welcoming reception hall and a stunning lounge with ornate cornicing that is enhanced by stained glass windows and feature fireplace. There is a large, modern kitchen with base and wall mounted units and two well-proportioned bedrooms. Finally, a spacious family bathroom with shower over bath completes the accommodation on offer.

The flat also benefits from gas central heating, secure entry system and private residents' parking to the front.









FIRST FLOOR

Located on the banks of the River Kelvin, beside the Botanic Gardens in the heart of Glasgow's West End, The Botanics, 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.

WE4844 | Sat Nav: 49 Hamilton Drive, Botanics, Glasgow, G12 8DW

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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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