



## 2/1 18 BOTANIC CRESCENT

BOTANICS

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**This beautifully presented three bedroom flat at 18 Botanic Crescent is located on the second floor, and offers amazing natural light and uninterrupted views over the residents' pleasure gardens, and towards the Botanic Gardens and Kelvin Walkway.**

Situated on an elevated terrace, this elegant red sandstone tenement building is entered through a secure entry system into a well-maintained traditional communal hall with access to the rear garden and stairs to all levels. The internal accommodation, entered through double storm doors, comprises: a welcoming reception hallway with storage off, a large, south facing lounge with bay window, feature fireplace, ornate cornicing and superb herringbone flooring, and to the rear, a modern, generous dining kitchen with built-in appliances, island and utility space. There are three generously sized bedrooms, with the principal bedroom benefitting from built-in storage cupboards, and a stylish bathroom with three-piece suite completes the accommodation on offer.

The property is immaculately presented throughout, boasting gas central heating, sash and case single glazed windows, a secure entry system, well-kept communal rear gardens and access to the residents' pleasure gardens at the front of the Crescent.





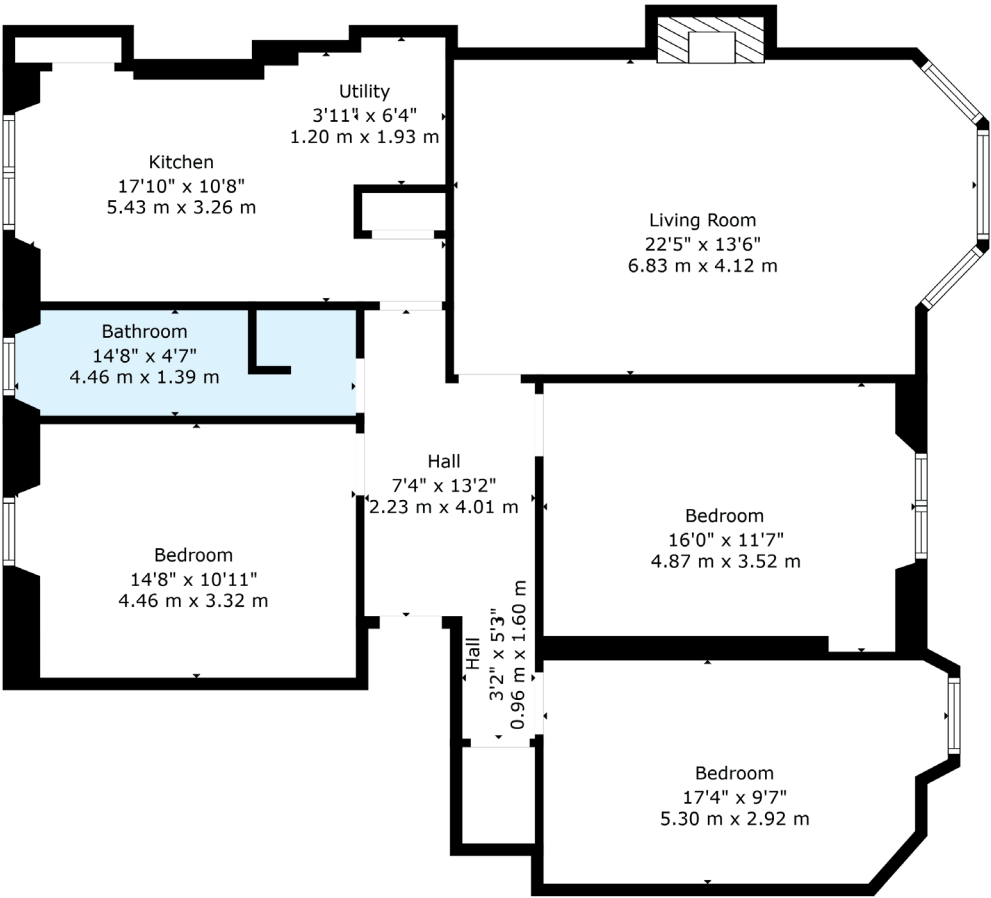












Located on the banks of the River Kelvin, beside the Botanic Gardens in the heart of Glasgow's West End, The Botanics is well placed for a wide range of shops and amenities on Great Western Road and Byres Road, including coffee houses, wine bars and restaurants.

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.

**WE5246** | Sat Nav: 18 Botanic Crescent, Botanics, Glasgow, G20 8QJ

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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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