



# 4/1 3 HAMILTON GARDENS

## BOTANICS

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Built in 2016 and set within the former grounds of the renowned BBC Studios, The Botanics is a collection of 94 unique apartments and townhouses. With private parking, private balcony and stunning aspects towards the River Kelvin, this superb, two-bedroom, fourth floor apartment is in excellent condition throughout and offers a wonderful corner aspect over the River Kelvin, its well-wooded bank, the 19th-century Weir, the Greek Thomson 'sixty steps' and viewing point, and elegant sandstone-faced tenements. To the north-west, the Botanic Gardens treescape, red sandstone Queen Margaret Bridge and the classical white facades of Kelvin Drive and Botanic Crescent.

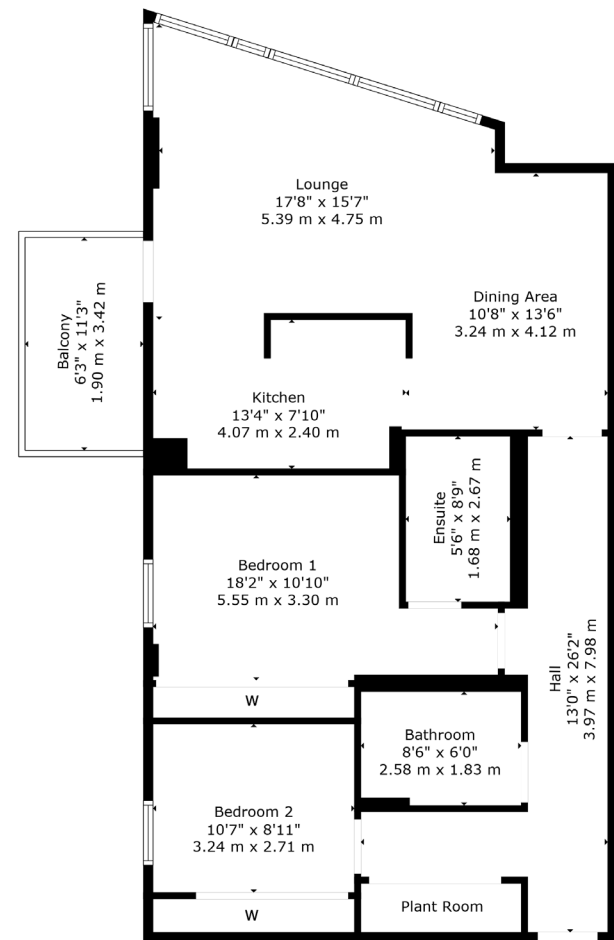
Initially entered via a secure entry system into a communal hallway with lift access to all levels, the internal accommodation comprises; a large reception hall with polished timber floor, useful utility room and sleek family shower room with underfloor heating. There are two well-proportioned double bedrooms, both with generous fitted wardrobes and with the principal benefiting from a stylish, Porcelanosa en-suite. The bright and spacious semi open plan lounge/dining kitchen has spectacular views over the River Kelvin and has a balcony off with uninterrupted aspects to the West. The Nobilia kitchen has a range of quality integrated Siemens appliances and ample storage.

The apartment also benefits from video entry, double glazing, access to a bike store and a private parking space (No 49).









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.

**WE5326** | Sat Nav: 3 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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