



**1/1 31 HAMILTON DRIVE**  
**BOTANICS**

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**This fabulous apartment is located in one of the West End's most sought after locations within close proximity to the Botanical Gardens, Byres Road and Kelvinbridge, and is the perfect location to take in all the best local bars, restaurants and shops.**

The property is entered via a beautiful, redecorated residents hallway with the internal accommodation comprising; welcoming reception hall with spacious utility/storage room off, and a breathtaking formal sitting room with open aspects over well-maintained communal front gardens, ample space for dining, incredible decorative cornicework, marble fireplace and a fantastic breakfasting kitchen, open plan to the lounge, featuring base and wall mounted units, hi-tec integrated appliances and breakfasting island with Quartz marble countertop. There are two good sized double bedrooms to the rear, both with ample space for free-standing storage and an extremely stylish, fully tiled, four-piece suite bathroom with free-standing bath and walk-in shower.

The property has been meticulously upgraded throughout including a full re-wire, re-plumbed and fully decorated throughout. The large front garden is communal and residents on street permit parking is available via request to Glasgow City Council.





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.

**WE5371** | Sat Nav: 1/1 31 Hamilton Drive, Botanics, Glasgow, G12 8DN

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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



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