



# 2/3 5 HAMILTON GARDENS

## BOTANICS

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**2 | BEDROOMS**

**2 | BATHROOMS**

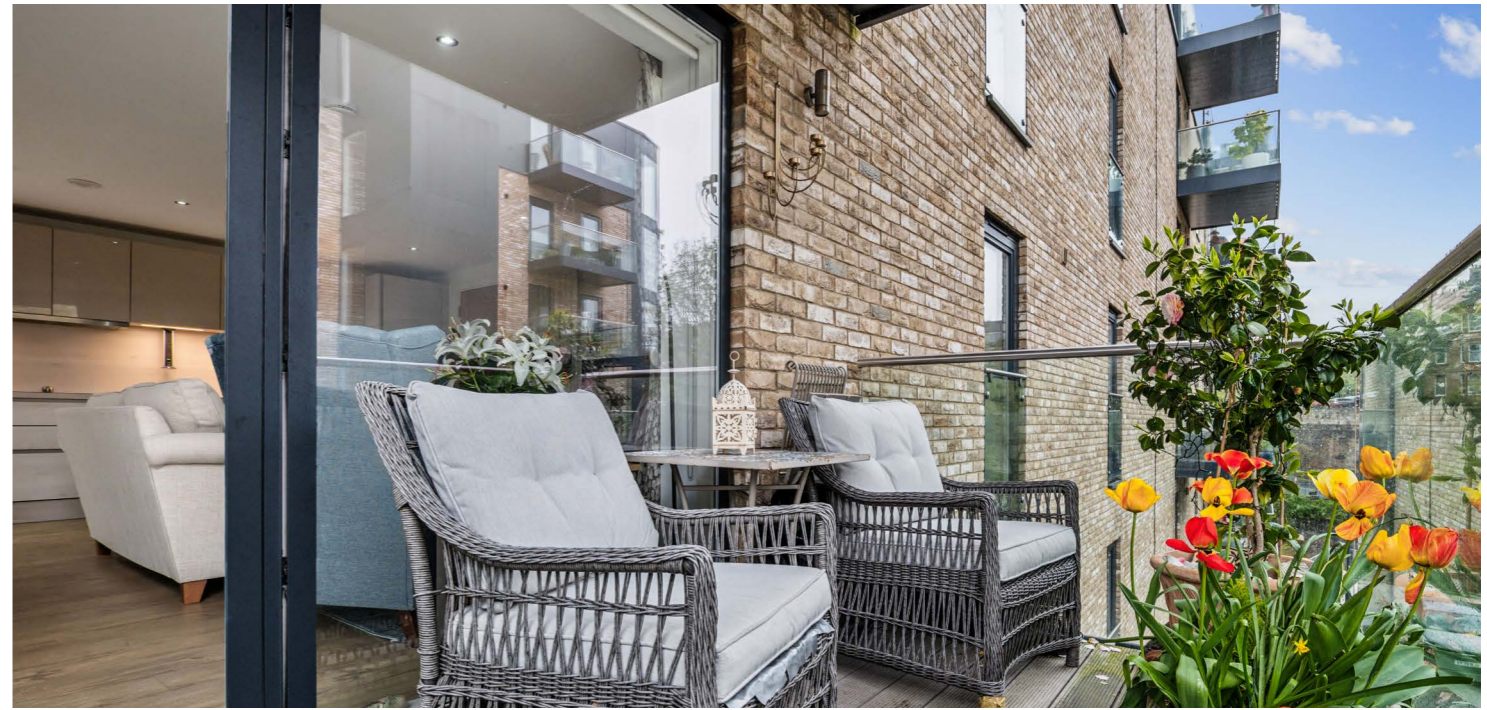
**1 | PUBLIC ROOM**

**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 and views towards the River Kelvin from the private balcony, this superb, two bedroom second floor apartment is in excellent condition throughout.**

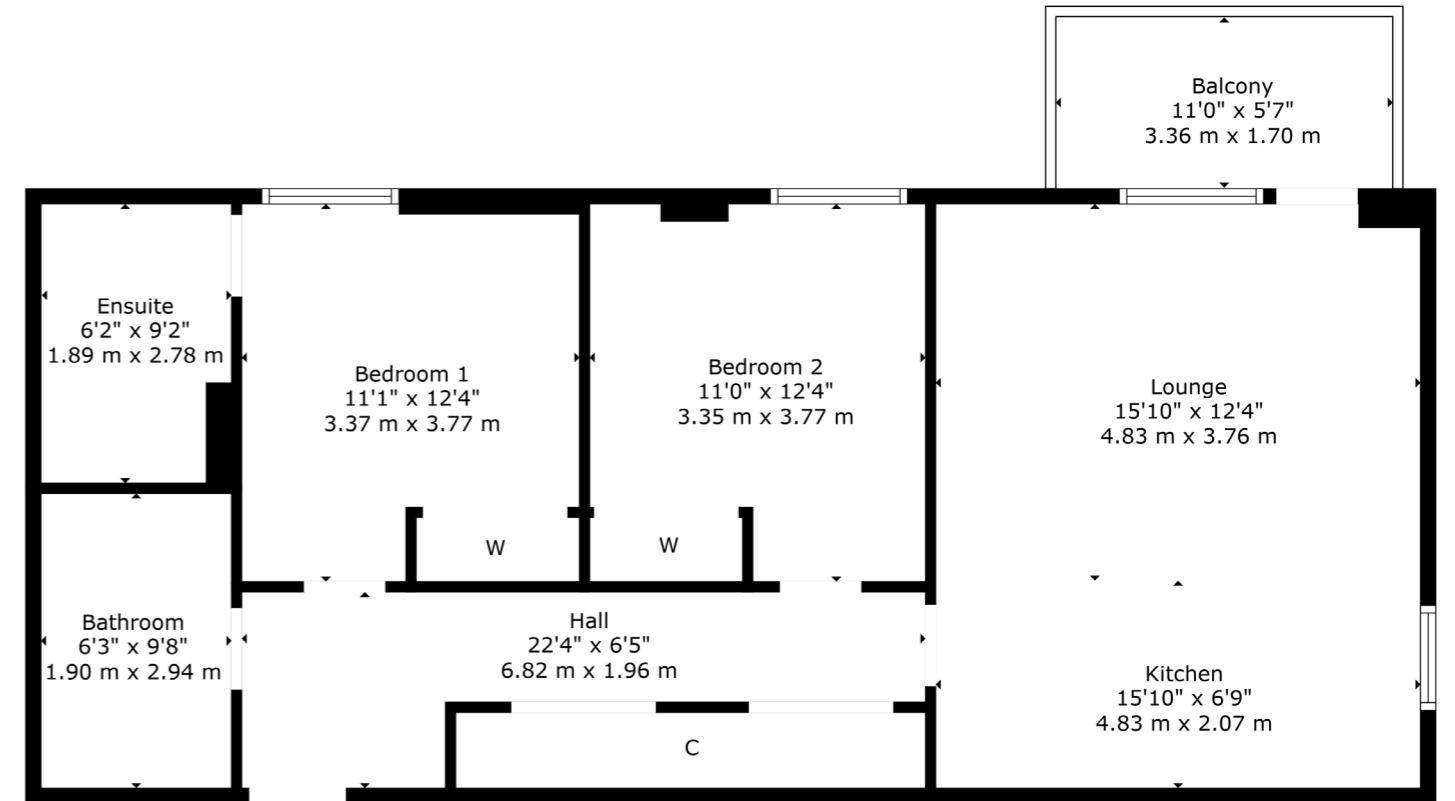
Initially entered via a secure entry system into a stunning communal hallway with lift access to all levels, the internal accommodation comprises of: large hallway with excellent storage/utility space off, two well-proportioned double bedrooms, with the principal room benefiting from a stylish, Porcelanosa ensuite shower room, and an equally stylish family bathroom. There is a bright and spacious open plan lounge/dining kitchen with balcony off and the kitchen has a range of quality integrated Siemens appliances.

The apartment also benefits from video entry, double glazing, and a private parking space.









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

**WE5026** | Sat Nav: 5 Hamilton Gardens, Botanics, 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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