



## GROUND FLOOR, 8 RUSKIN TERRACE

KELVINBRIDGE

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1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

**8 Ruskin Terrace is a fantastic, one bedroom, ground floor apartment, situated within a blonde sandstone tenement, in the highly sought after Botanics area. Entrance to the building is via a resident-controlled entry system leading to a well-maintained communal hallway.**

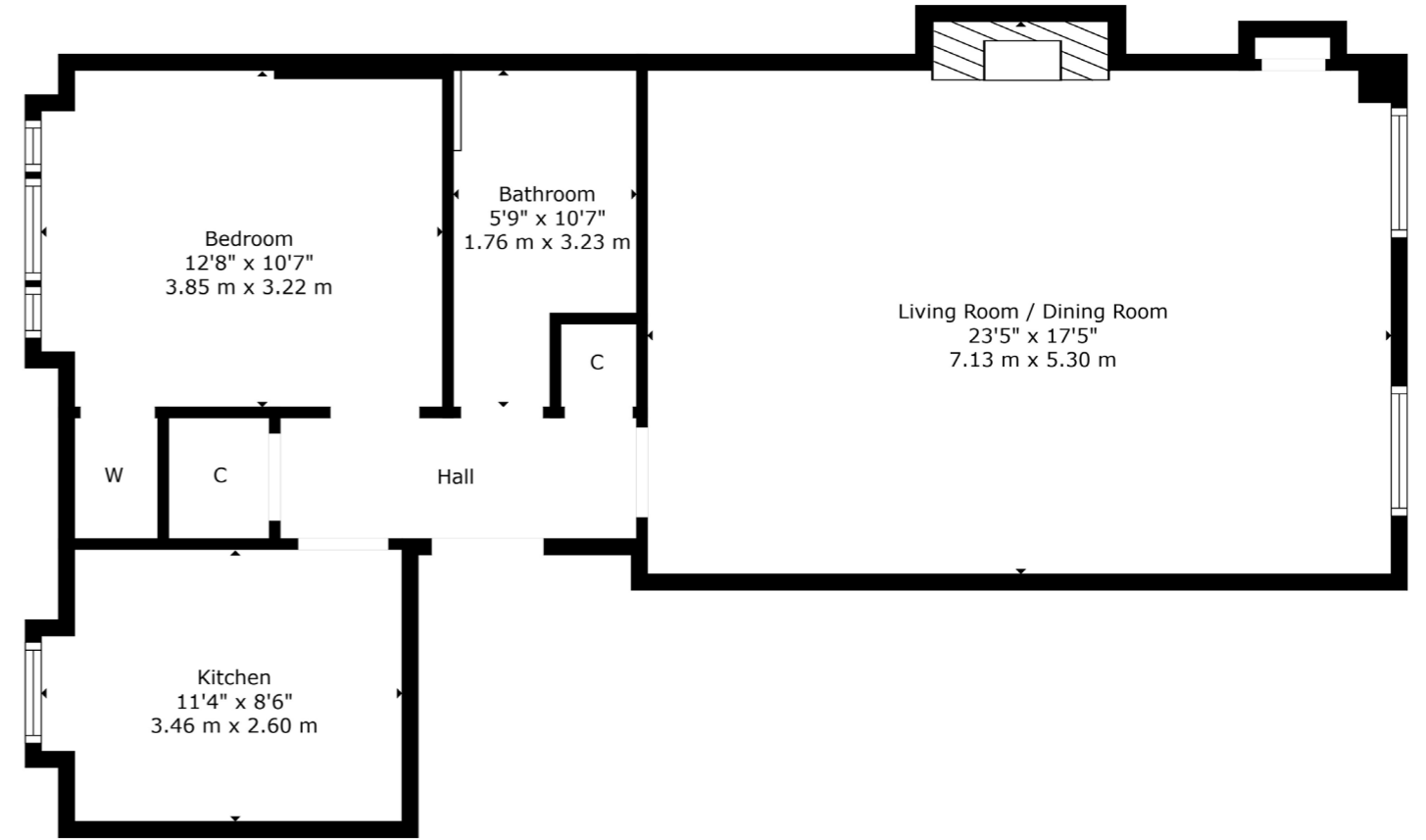
The internal accommodation comprises: welcoming reception hall with two storage cupboards off, stunning drawing room to the front, boasting open outlook over the well-maintained communal front gardens, ornate cornicing and ample space for dining. To the rear, there is a spacious, galley style kitchen fitted with a range of base and wall mounted units, good sized double bedroom with space for storage in the recess and to complete the internal accommodation, there is a well-appointed family bathroom with three-piece suite and shower over bath.

The flat benefits from gas central heating, communal gardens to the front and rear of the property, communal storage cupboard and first come, first served residents parking to the rear.









Kelvinbridge is close to Byres Road and Great Western Road which provides an array of excellent amenities including bars, restaurants, delicatessens, and retailers including Paesano Pizza, Cottonrake Bakery, Roots Fruits & Flowers, La Lanterna and Farrow & Ball. The River Kelvin Walkway, Botanic Gardens and Kelvingrove Park are also nearby.

Good public transport is available with a choice of Kelvinbridge underground station, railway and bus routes to Glasgow City Centre and beyond.

There is private schooling available on Great Western Road at Glasgow Academy, and a number of excellent local primary and secondary schools. Glasgow University is situated on University Avenue, just off Byres Road, and provides world class further education.

**WE5100** | Sat Nav: 8 Ruskin Terrace, Kelvinbridge, G12 8DY

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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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