



GROUND FLOOR

31 HAMILTON DRIVE, BOTANICS

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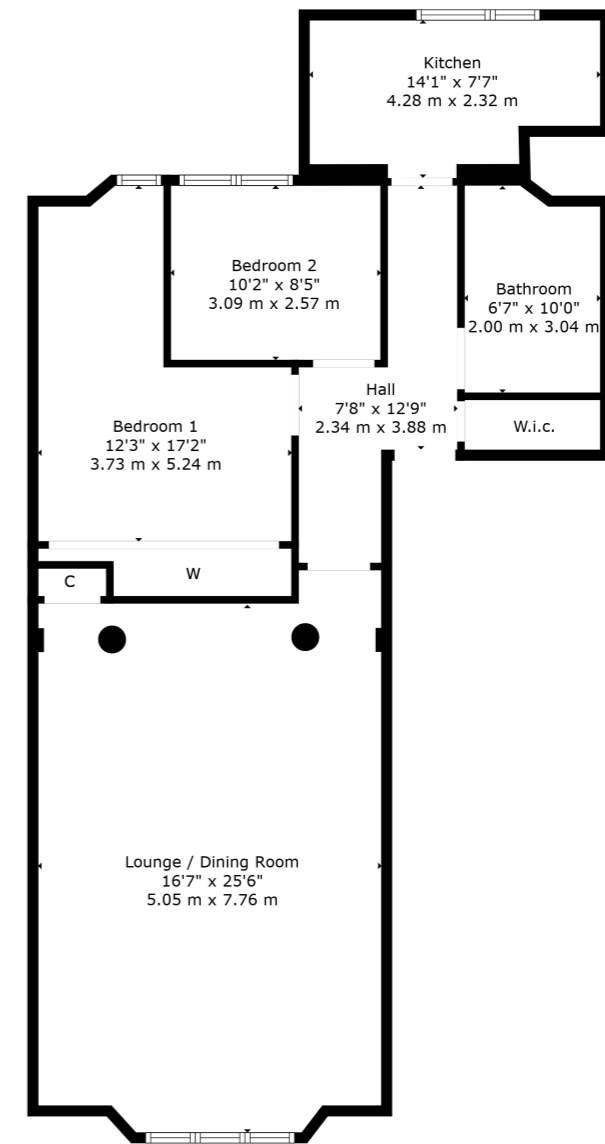
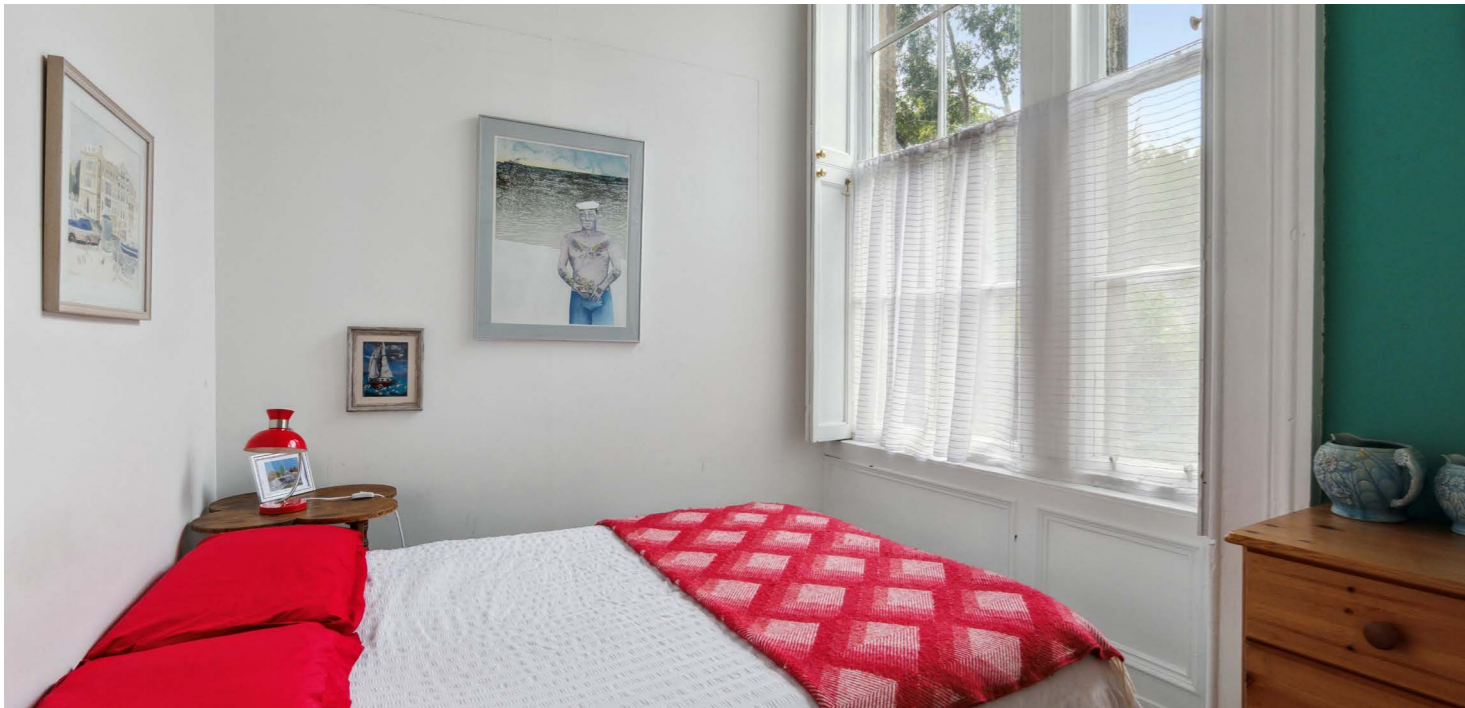


2 | BEDROOMS
1 | BATHROOM
1 | PUBLIC ROOM

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. The perfect location to take in all the best local bars, restaurants and shops.

The property is entered via a beautiful residents hallway and the accommodation comprises; reception hall with storage off, fantastic formal sitting room with incredible decorative cornicework, pillars and black marble fireplace and galley style kitchen. There are two bedrooms, the principal with fitted wardrobe, and there is a modern tiled bathroom situated to the rear. The large front garden is communal and residents on street permit parking is available via 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 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.

WE5115 | Sat Nav: 31 Hamilton Drive, Botanics, G12 8DN

For the full home report visit 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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