



3/1 10 BOTANIC CRESCENT

BOTANICS

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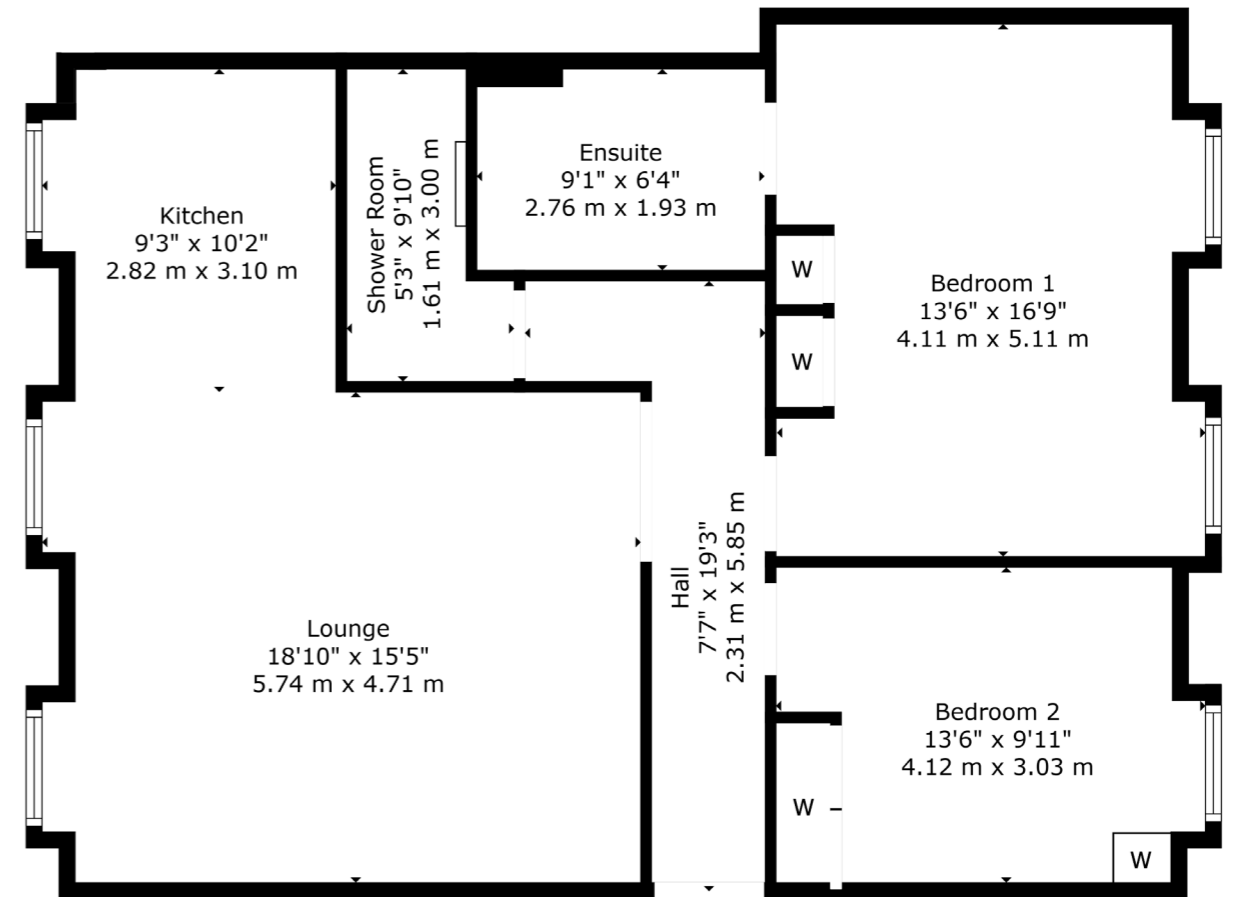
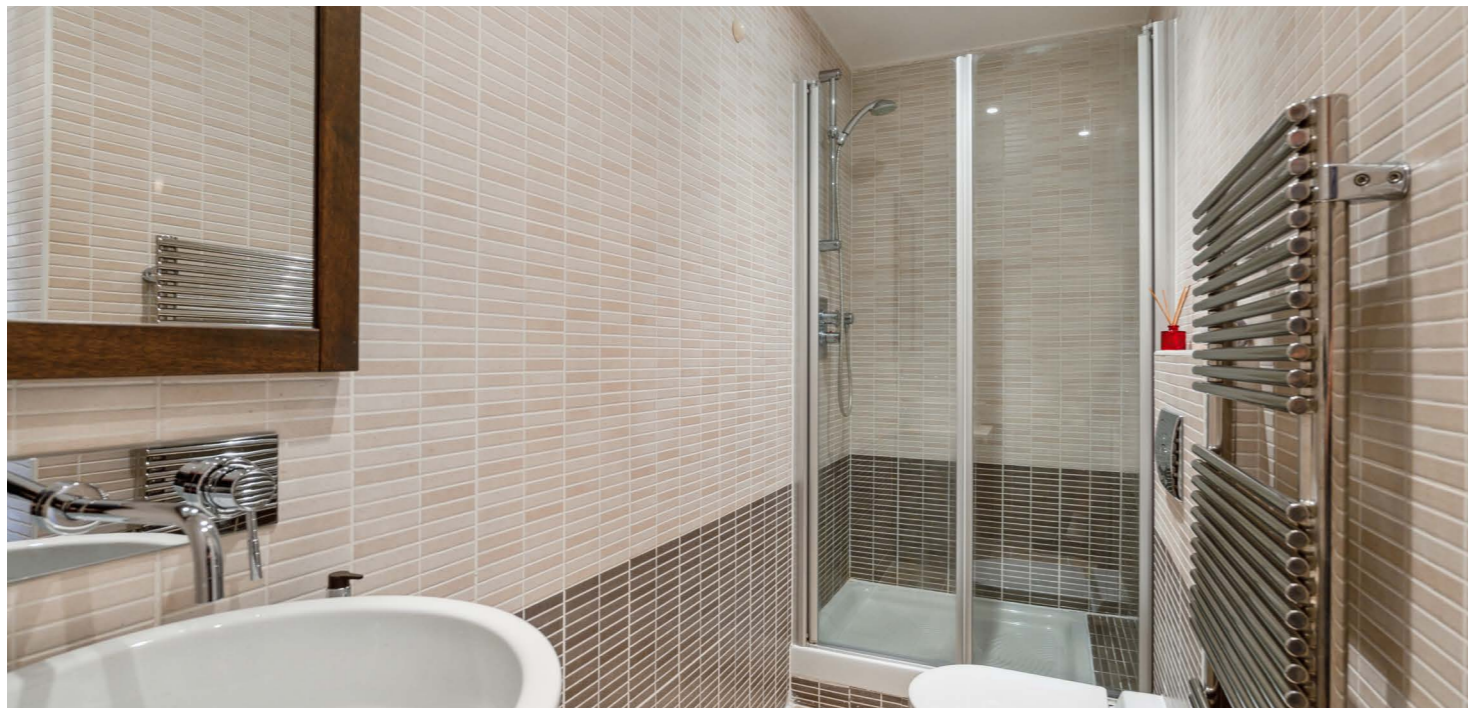
- 2 | BEDROOMS
- 2 | BATHROOMS
- 1 | PUBLIC ROOM

This beautifully presented two bedroom flat at 10 Botanic Crescent is located on the third floor and offers uninterrupted views over the residents' pleasure gardens.

The accommodation comprises a welcoming reception hallway and a charming, south facing open-plan lounge featuring a stunning new modern kitchen. Both double bedrooms are generously sized and benefit from built-in storage cupboards, with the principal bedroom further enhanced by a stylish en-suite. There is also a beautiful shower room off the hall.

The property is immaculately presented throughout, boasting gas central heating, double-glazed windows, engineered hardwood flooring, a secure entry system, and access to the residents' pleasure gardens at the front of the Crescent.





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.

WE5158 | Sat Nav: 10 Botanic Crescent, Botanics, G20 8QQ 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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