



12B BOTANIC CRESCENT

BOTANICS

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2 | BEDROOMS

2 | BATHROOMS

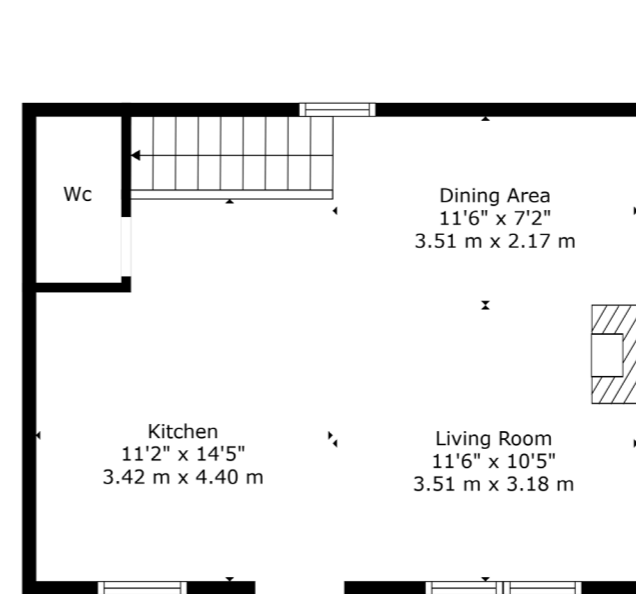
1 | PUBLIC ROOM

12B Botanic Crescent is a beautifully presented mews cottage, situated in the desirable Botanics district. With access through a main door on Botanic Crescent and via electronic gates on Botanic Crescent Lane, the property features private parking and is surrounded by beautifully maintained communal grounds.

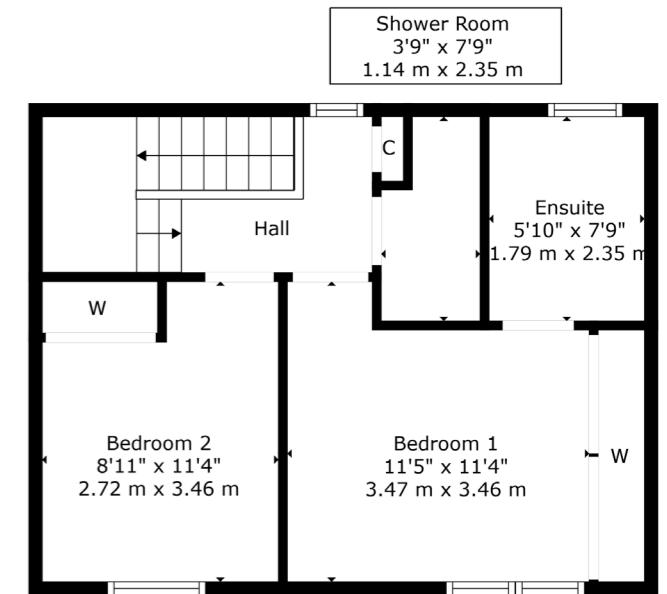
The accommodation comprises: main door access opening to a fantastic open plan kitchen living area, with gas fire feature wall, ample space for dining and a staircase with glass balustrade leading to the upper level. Upstairs, there are two bedrooms, both benefiting from built-in storage, with the principle further boasting a modern ensuite bathroom. Finally, there is a modern shower room to complete the internal accommodation on offer.

The property benefits from gas central heating, double glazing throughout, private parking, well maintained communal gardens and access to the beautiful pleasure gardens to the front of Botanic Crescent.





Ground Floor



1st Floor



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.

WE5106 | Sat Nav: 12B Botanic Crescent, Botanics, G20 8QQ

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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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