



1/2 1 RUSKIN PLACE

BOTANICS

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4 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

This impressive four-bedroom flat is located on the preferred first floor of a charming blonde sandstone tenement building in the desirable Botanics district, just off Great Western Road. Enjoying a vibrant selection of local amenities, with some of Glasgow's best bars and restaurants within easy reach, as well as proximity to Byres Road and the University of Glasgow.

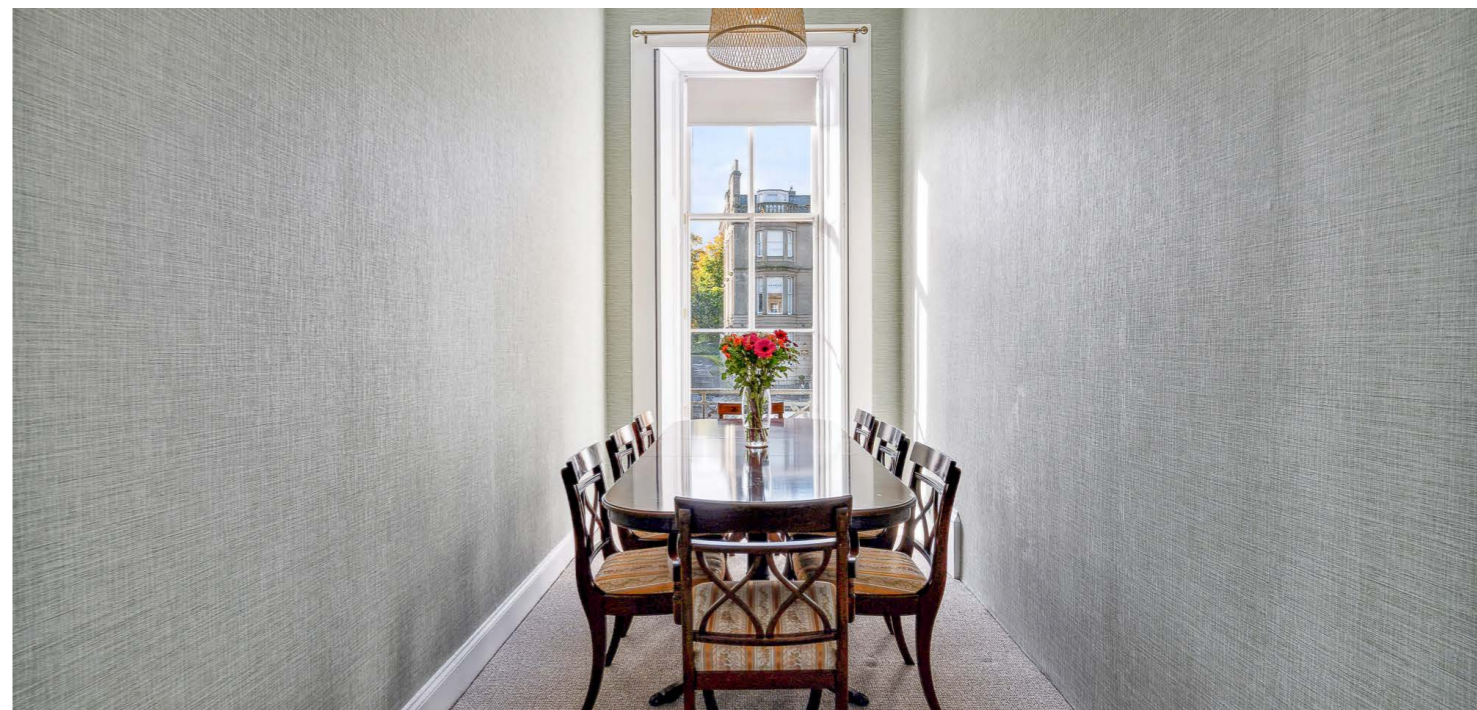
Upon entering the building via secure entry there is a welcoming residents' hall. Internally, the flat features a spacious reception hall adorned with exquisite ornate cornicing. The beautiful sitting room is a fantastic size and directly off it boasts a stylish modern kitchen, complete with a large pantry and storage. The shaker-style kitchen includes integrated appliances, a Belfast sink, and elegant stone worktops. The sitting room benefits from generous natural light through refurbished sash windows, offering a lovely leafy view.

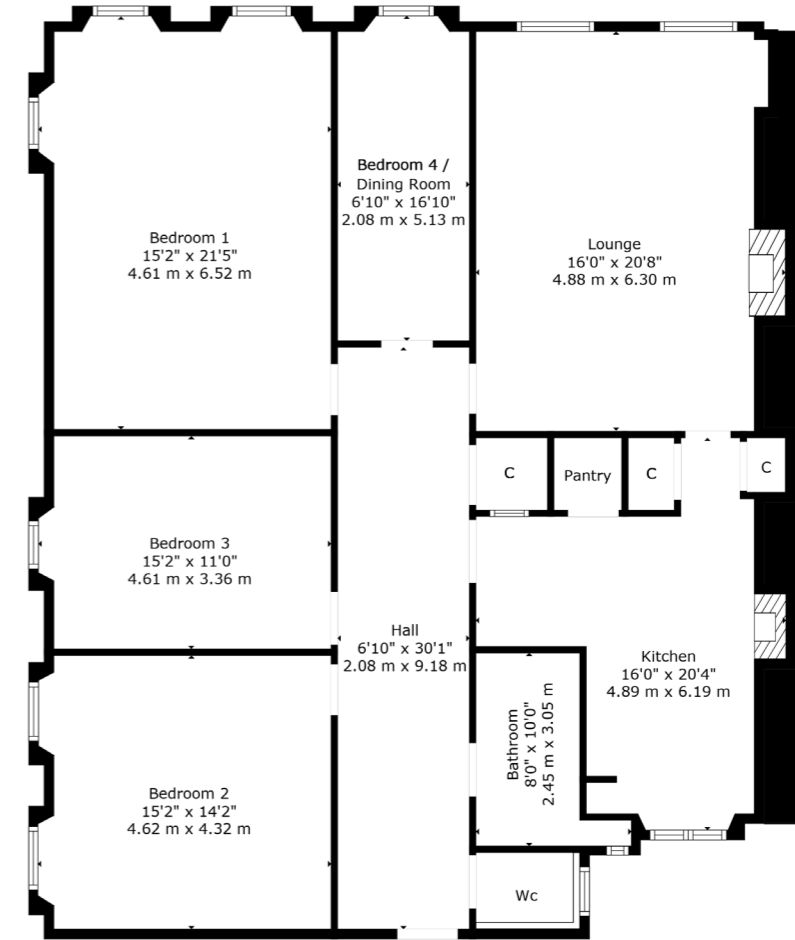
The accommodation includes three well-proportioned bedrooms, with the principal bedroom showcasing dual aspects for added brightness. Bedroom four, currently used as a dining room, is versatile enough to serve as a child's bedroom or home office. Completing the property is a sleek, modern bathroom and a handy WC.

Additional features include gas central heating, access to a shared rear garden, and the option for residents to apply for on-street permit parking through Glasgow City Council. This flat perfectly blends charm, style, and convenience—ideal for modern living in one of Glasgow's most sought-after areas.









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.

WE5171 | Sat Nav: 1 Ruskin Place, Botanics, Glasgow, G12 8DZ

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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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