



17 BOTANIC CRESCENT

NORTH KELVINSIDE

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4 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

This stunning, main-door, four-bedroom apartment is located on Botanic Crescent, offering a highly sought-after southerly aspect overlooking The Botanic Gardens. The property retains some exquisite original details, including decorative cornice work and stained glass.

Access to the apartment is through the main door, which leads from the charming front garden and is framed by beautiful storm doors and a stained-glass front door. Upon entering, the spacious L-shaped reception hall, with its hardwood flooring, provides access to the various rooms of the apartment. Key features include a bright and spacious living room with a bay window, four generously sized double bedrooms (which offer flexibility in their use), a large dining kitchen, and a well-maintained shower room. The property also offers ample storage space and convenient access to the common close next door, leading to the residents' rear garden. For parking, residents can apply for on-street permit parking through Glasgow City Council. Additionally, owners have access to the beautifully maintained pleasure gardens at the front of the street, enhancing the property's charm.

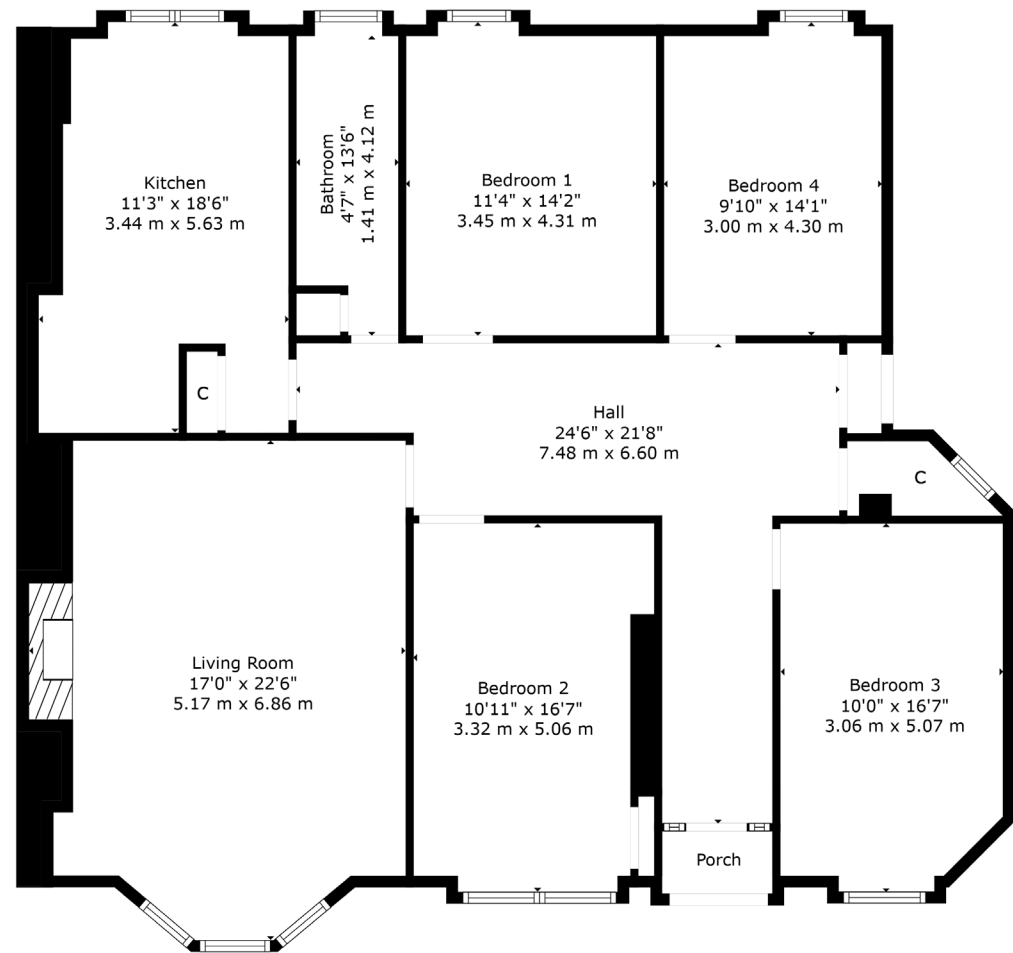
Located on the banks of the River Kelvin, beside the Botanic Gardens in the heart of Glasgow's West End, Botanic Crescent is well placed for a wide range of shops and amenities on Great Western Road and Byres Road, including trendy coffee houses, wine bars and restaurants. Public transport is available 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.









North Kelvinside 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.

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

There is private schooling available at Kelvinside Academy on Kirklee Road and on Great Western Road at Glasgow Academy and The High School of Glasgow. There are also a number of excellent local primary and secondary schools. Glasgow University is situated on University Avenue just off Byres Road, and provides first class further education.

WE5134 | Sat Nav: 17 Botanics Crescent, North Kelvinside, G20 8QJ

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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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