



4/3 7 HAMILTON GARDENS

BOTANICS

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2 | BEDROOMS

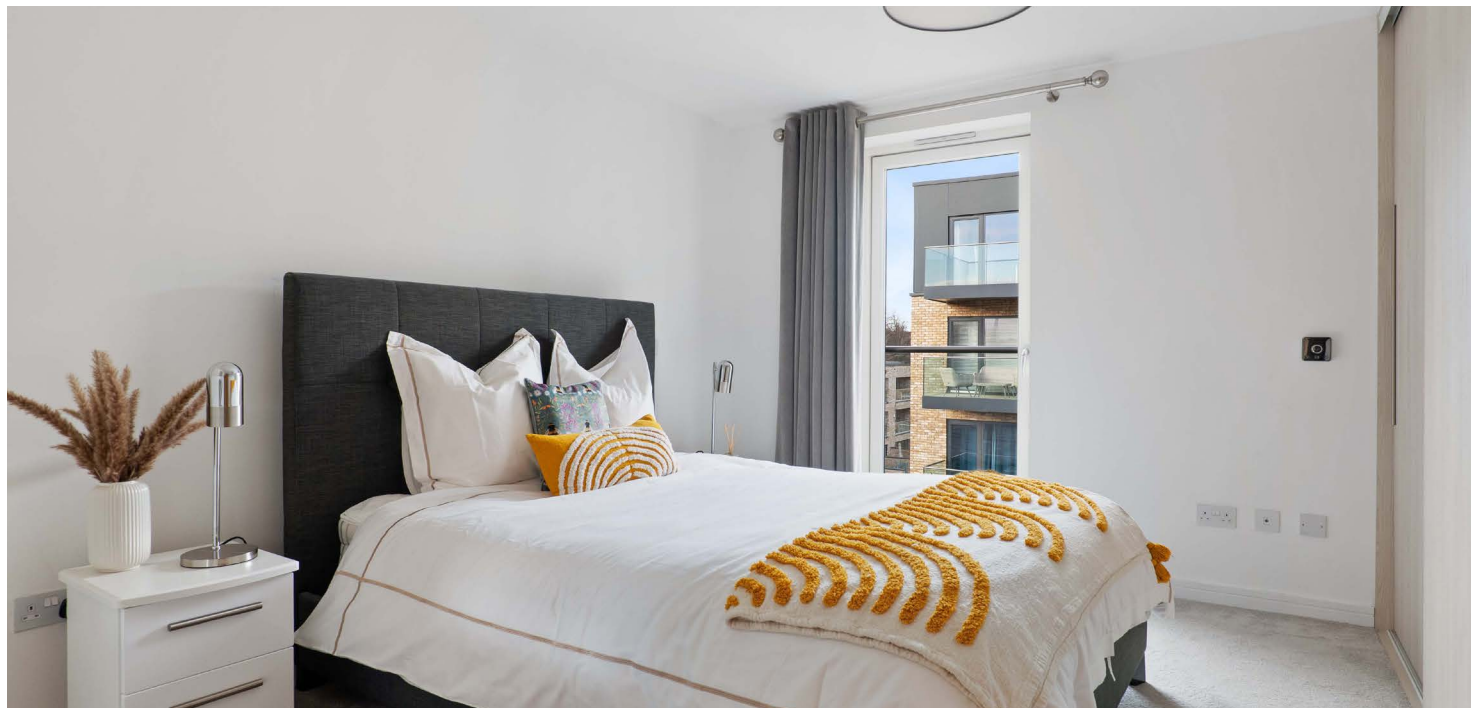
1 | BATHROOM

1 | PUBLIC ROOM

Completed in 2017 and set within the former grounds of the renowned BBC Studios, 'The Botanics' is an exclusive collection of 94 unique apartments and townhouses. With private parking and views towards the River Kelvin from the private balcony, this superb, two bedroom fourth floor apartment is in excellent condition throughout.

Initially entered via a secure entry system into a stunning communal hallway with a cycle store and lift access to all levels, and the internal accommodation to this stylish apartment comprises: welcoming reception hall with excellent storage and utility off, and a stunning open plan lounge/kitchen. The Nobilia kitchen design benefits from having a range of base and wall mounted units plus integrated Siemens appliances throughout. The large balcony sits off the lounge and is perfectly positioned to take in the afternoon and evening sun. There are two well-proportioned double bedrooms with both benefitting from beautiful fitted wardrobes and finally, there is a striking shower room by Porcelanosa.

In addition, the property has gas central heating, double glazing, a private parking space and access to a common cycle store. There is also access to a shared, private viewing platform overlooking the River Kelvin.





FLOOR 1
GROSS INTERNAL AREA
TOTAL: 716 sq ft
FLOOR 1: 716 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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, including Cottonrake, Bar Brett Crabshakk & Cail Bruich.

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 to Edinburgh and Glasgow International Airport. There are also strong links to access the countryside via the A82 to Loch Lomond and the A81 to country park Mugdock.

The property is also well placed for access to a number of major employers, including the BBC, STV, KPMG, The Hilton, all three Glasgow Universities and several hospitals.

WE5232 | Sat Nav: 4/3 7 Hamilton Gardens, Botanics, Glasgow, G12 8BD

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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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