



1/1 16 RUSKIN TERRACE
BOTANICS

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2 | BEDROOMS

1 | BATHROOM

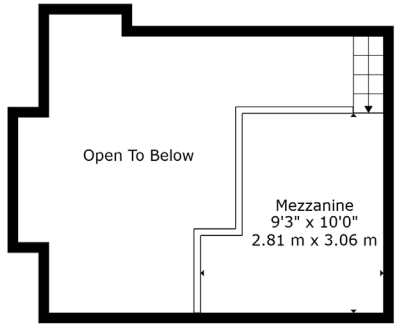
1 | PUBLIC ROOM

1/1 16 Ruskin Terrace is a meticulously upgraded and reconfigured two-bedroom, first floor apartment, situated within this blonde sandstone conversion, in the highly sought after Botanics area. Entrance to the building is via a resident-controlled entry system leading to a well-maintained communal hallway and boasts residents parking to the rear.

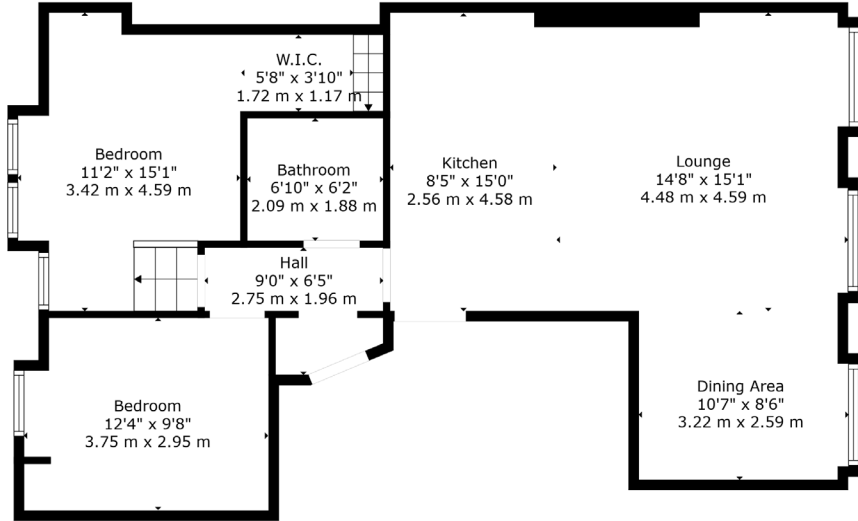
The internal accommodation comprises: welcoming reception hall with storage off, stunning drawing room to the front, boasting a striking Leicht kitchen with high-specification integrated appliances, base and wall mounted units and cooking island with additional built-in cabinets. The lounge further benefits from uninterrupted views over the well-maintained communal front gardens via three floor to ceiling windows allowing an abundance of natural light in, ornate cornicing and ample space for dining in the recess. To the rear of the property, are two good sized double bedrooms with the principal further enhanced with a mezzanine level with additional built-in and open storage. To complete the accommodation, there is a stylish three-piece suite family bathroom with shower over bath.

The flat benefits from gas central heating, refurbished single glazed sash and case windows to the front, double glazed units to the rear, redecorated communal close, communal gardens to the front and first come first served residents parking to the rear.





Floor 2



Floor 1

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.

WE5294 | Sat Nav: 16 Ruskin Terrace, Botanics, Glasgow, G12 8DY

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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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Corum West End
82 Hyndland Road, Glasgow, G12 9UT

Tel: 0141 357 1888

Email: westendnq@corumproperty.co.uk

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