



# FLAT 2 13 RUSKIN TERRACE

BOTANICS

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c o r u m



2 | BEDROOMS

1 | BATHROOM

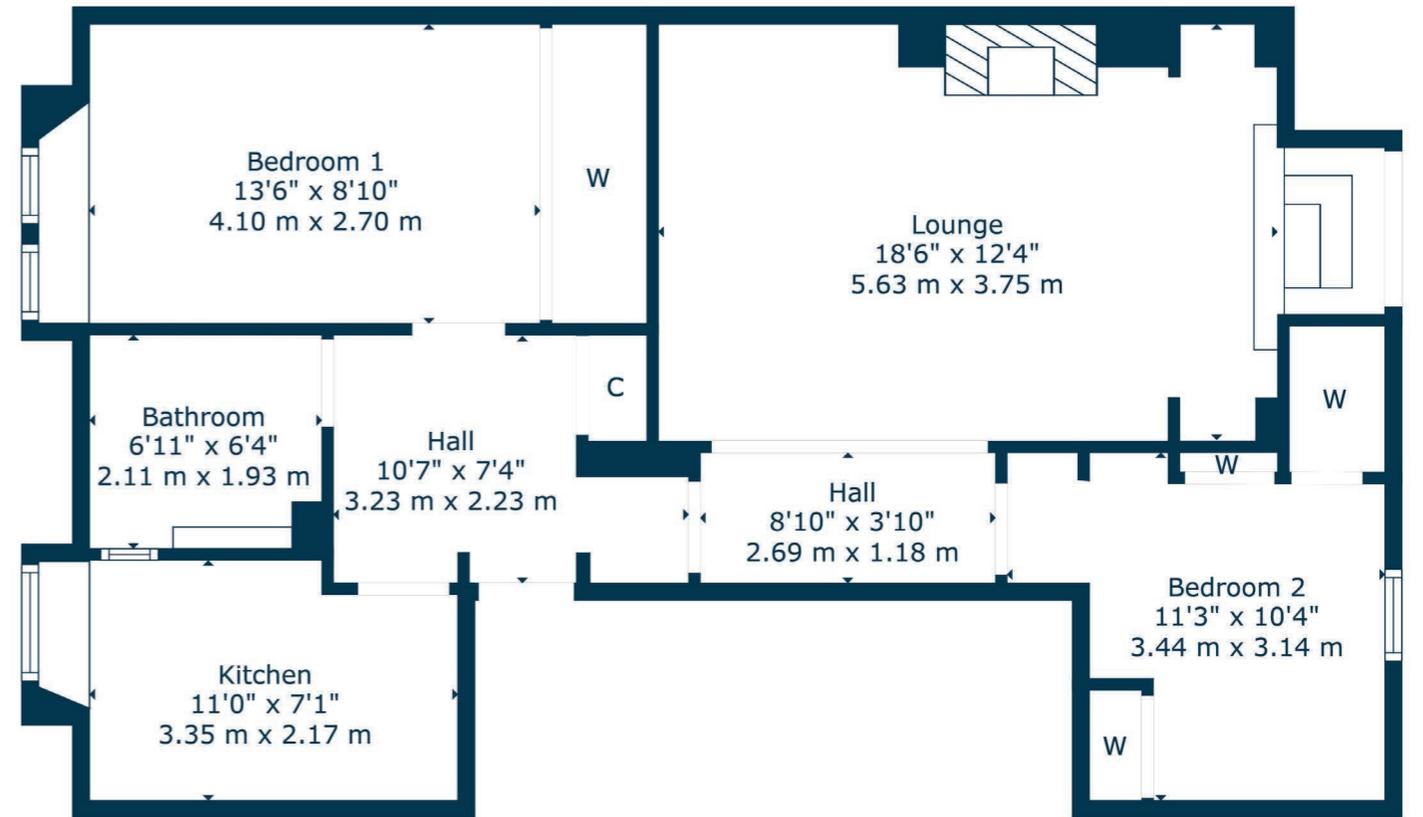
1 | PUBLIC ROOM

**13 Ruskin Terrace is striking two-bedroom, top (second) floor apartment, situated within this blonde sandstone conversion, in the highly sought after Botanics area, boasting fantastic opens aspect of the tree-lined street. Entrance to the building is via a resident-controlled entry system leading to a well-maintained communal hallway.**

The internal accommodation comprises: welcoming reception hall with storage off, extremely bright and spacious lounge to the front accessed via sliding doors, and boasts feature fireplace, ample space for dining, and steps leading to French doors, offering spectacular open views. To the rear of the property, you will find a sizeable galley style kitchen, complete with a range of base and wall mounted units and integrated appliances, principal bedroom with ample space for free standing storage, and a smaller second bedroom to the front, with built-in 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, double glazing throughout, well-maintained communal gardens to the front and on-street parking.





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.

**WE5365** | Sat Nav: Flat 2 13 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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