



THREE BEDROOM UPPER
CONVERSION

POPULAR WEST END
LOCATION

FULLY REFURBISHED

MASTER BEDROOM ENSUITE

Hamilton Drive, Botanics, Glasgow, G12 8DN

£3,400 pcm

EVE Property are proud to present to the rental market a truly exceptional three bedroom upper conversion in the highly coveted Hamilton Drive, Botanics, Glasgow West End. Positioned within a "B" Listed sandstone townhouse on a quiet no through road, number 21 is nestled amongst similar conservation properties enjoying views across private gardens - exemplar properties of this calibre rarely present to the open rental market and we would anticipate great interest from clients looking to locate to the neighbourhood.



Property Description

We would therefore strongly advocate early registration to inform your interest with a view to securing this unique property!

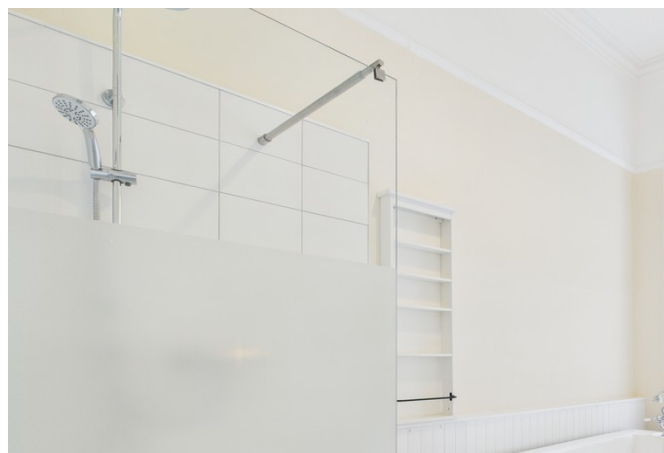
The owners of Hamilton Drive have meticulously and sensitively procured a comprehensive refurbishment to produce a refined abode, with dimensions and proportions offered on a scale that is unstinting. This, combined with myriad period features and an unrivalled location that bestows the best of the prestigious G12 postcode to your front door, further elevates the attractive qualities and lifestyle proffered. Excellent transport links, Botanic Gardens and the top of Byres Road are all in close proximity.

The front garden leads to stepped main door which in turn bears ingress to the large open staircase to the upper level - just one neighbouring property on the basement level shares the building, affording privacy and seclusion in equal measure.

Upon entering the apartment, the care and attention to detail is immediately apparent, as is the light and bright theme enjoyed throughout. Buttermilk hues in matte adorn the walls and coalesce beautifully with the deep pile, soft tone carpeting and flooring in addition to original ornate cornicing and dressings, ceiling roses and doors, grand sash windows, wall rails and fire surrounds, melding wonderfully with all of the sympathetic, contemporary upgrades required for the demands of modern life.

The kitchen has been professionally designed and installed by artisan craftsmen to curate a bespoke range of wall and floor mounted cabinetry finished in solid white slab and topped with complementing granite work surfaces.



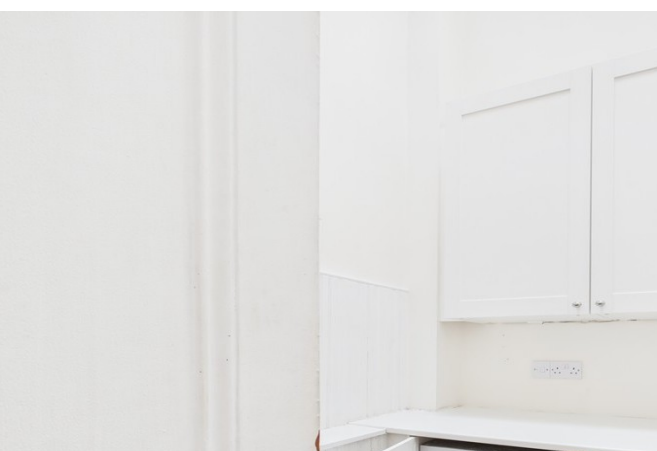


Glazed storm doors open directly to the rear with an iron staircase to provide access to the rear gate. The kitchen is a wonderful space for the aspirant cook of the house to utilise with the dining room adjacent. The kitchen is fully equipped with electric oven, gas hob, dishwasher and freestanding larder style fridge freezer.

A quite stunning living room measuring approx 20 feet in length provides a heavenly sanctuary to relax and unwind after a long day, with tranquil views bestowed from the vast tripartite window arrangement. A solid white marble fire surround and hearth with gas fire due to be installed shortly.

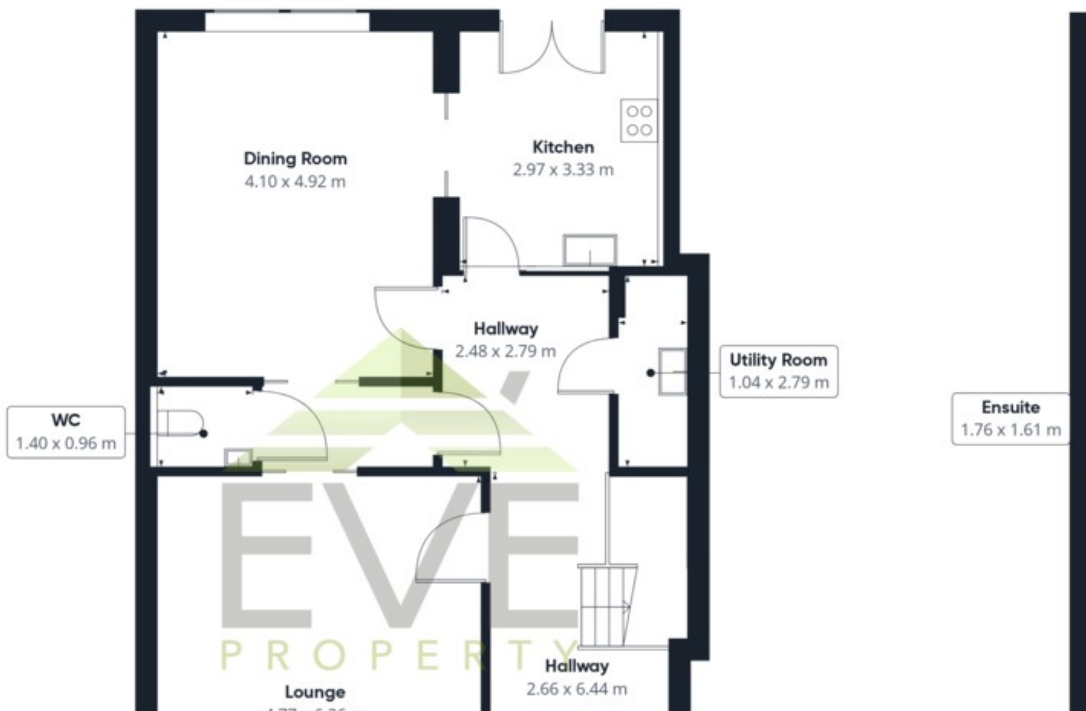


The bedrooms are located on the upper level with a convenient utility room, housing washing machine and tumble dryer. All bedrooms are munificently dimensioned and decorated in soothing shades with gorgeous open aspects from the picture windows. Bedroom two has an en-suite with low level open shower tray with digital power shower over, with additional comfort provided by way of the dual flush w.c and pedestal sink as well as the large chrome heated towel rail.



The master bathroom is a five piece showcase with a free-standing roll top bath the showstopper! A separate shower enclosure and vanity bulkhead supply further thoughtful enhancements the landlord has taken the time and care to provide to ensure complete convenience.

In order to fully illustrate this gorgeous properties embodiment of luxury and grandeur, EVE Property would very much encourage you to index your interest and arrange your escorted private viewing via our friendly, knowledgeable Lettings Team.

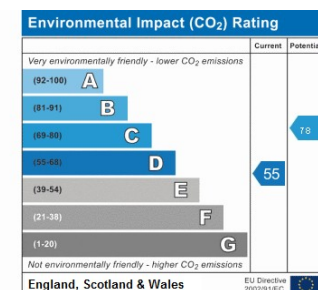
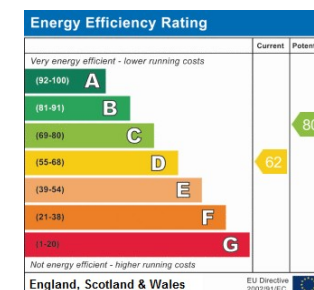


EPC Rating - D

Council Tax Band - G

Landlords Registration Number .. 1471104/260/07092

Letting Agent Registration Number .. LARN1902082



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements