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Botanics | 1/1, 7 Buckingham Terrace

An incredible one-bedroom conversion with a highly convenient separate office/ study and twin Paris balconies



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This incredible one-bedroom conversion with a highly convenient separate office/study and twin Paris balconies, is set on the first floor of a beautiful blonde sandstone townhouse. The south-facing property occupies a prime position within this highly desirable tree-lined address and affords bright outlooks from its commanding floor-to-ceiling windows.

A real feature of this instantly appealing West End home is the open plan flexible living space, and the extremely generous room dimensions are certain to impress all who view and appeal to a wide spectrum of potential purchasers. The property retains a wealth of period character and charm whilst offering a modern standard of living. The building itself also has many outstanding period details. The specification of the property includes double glazed sash and casement window units, gas-fired central heating, and security entry system.

The accommodation on offer comprises; communal period entrance hall, welcoming reception hallway, fabulous open plan living area which consists of a fully fitted kitchen and bright spacious lounge and dining areas, each with access to a Paris balcony, and working shutters on all windows. The bay window offers an ideal space to perch and read or watch the world go by. There is a modern and well-appointed bathroom and a very large double bedroom with generous built-in wardrobes and working shutters, and a good-sized home office/study accessed via the bedroom. It would be possible to create fully separate bedrooms, pending consent, should you wish to add value.

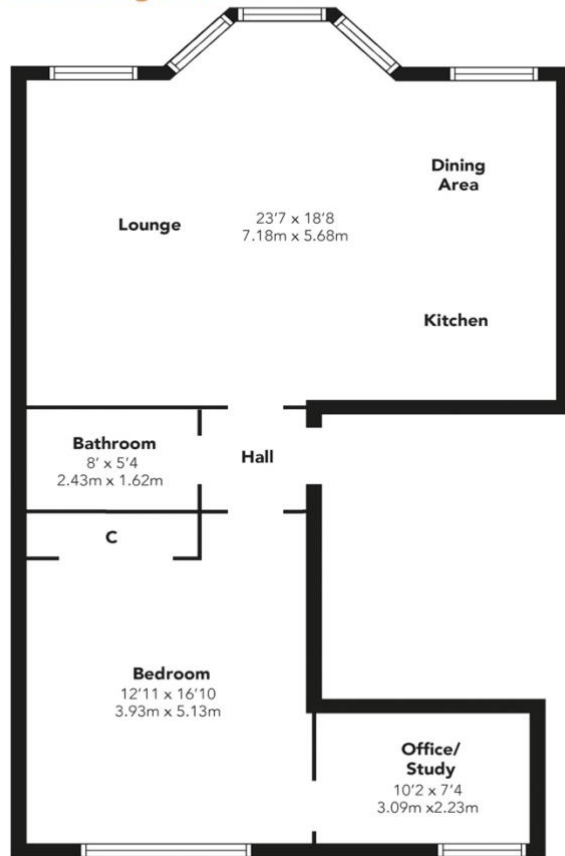


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Floorplans are indicative only - not to scale
Produced by Plushplans



Location

This property enjoys an excellent location within close proximity to the wide range of shops, restaurants and other amenities on offer on Great Western Road and Byres Road. Glasgow University and the Botanic Gardens are also just minutes away. There are excellent transport links nearby, with regular bus services running along Great Western Road and Byres Road. There are frequent underground services running from nearby Kelvinbridge and Hillhead stations (both equidistant to the property). The Clydeside Expressway, Clyde Tunnel and M8 motorway network can be easily accessed allowing convenient travel throughout the central belt.

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Whilst the property details have been prepared with due care and attention, it must not be regarded as a report on the condition of the property. The details are believed to be correct however their accuracy can not be guaranteed and they do not form part of a contract. Floorplans are for illustration purposes only and may not be to scale while all room measurements have been taken from the longest and widest points.

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