



Stunning and spacious family home in desirable West

Hamilton Drive, Glasgow, G12 8EE





Beautiful contemporary terraced house formed over four floors

- Drawing room • Open plan kitchen/dining room • Family room
- Utility room • 4 bedrooms all with en suite • Shower room • Double garage • Terrace • private parking •

Local Information

62 Hamilton Drive forms part of the newly finished and highly desirable Botanics development which is set in the prestigious Kelvinbridge area of Glasgow's West End. This fashionable locale has a good selection of shops, delis and cafés within the immediate locality. It is also within close proximity to the hustle and bustle of Byres Road which is widely regarded as the hub of the West End with numerous fine restaurants and a wide selection of shops along with the renowned Ashton Lane with its many bars, restaurants and independent cinema. The Botanic Gardens, the Western Baths, Waitrose and Marks & Spencer supermarkets are all close by.

Kelvinbridge and Hillhead underground stations provide first class commuting links to the city centre and beyond. St Aloysius' College, Glasgow Academy, Kelvinside Academy and The High School of Glasgow are all nearby, as is Glasgow University.

With its superbly convenient location, Hamilton Drive itself is a peaceful and tranquil street with no through traffic. The backdrop of the Kelvin River and walkway at the far side of the development provides a truly unique and picturesque location from which to enjoy West End life.

About this property

62 Hamilton Drive is a beautiful contemporary terraced house forming part of the exclusive Botanics Development. The property is formed over four floors and offers generous reception rooms and palatial bathrooms. It has a beautifully appointed open plan kitchen and dining room with bi-fold doors that open out to a spacious terrace with the River Kelvin beyond. The quality of the finishes throughout is exemplary, highlighted by the numerous beautiful oak doors. Nobilia kitchen units with a Silestone surface provide ample storage. The luxury units are teamed with Siemens appliances which include a five ring induction hob, built in double oven, fridge freezer, wine cooler and integrated dishwasher. The kitchen is also fitted with a Quooker tap for instant boiling water. The bathrooms all have underfloor heating and with further Nest controlled zonal heating systems the property is incredibly comfortable. The four bedrooms are spacious and all benefit from en suite facilities which have been fitted with Porcelanosa sanitaryware. The lower ground floor is where the spacious family room is found; this could double as a fantastic cinema room. There is also access to the double garage from here.



To find such a well-balanced family home in the West End with private outdoor space, covered parking in the garage for two cars and further parking in front of the garage makes this superb home a truly rare find.

Energy Performance

EPC Rating = B

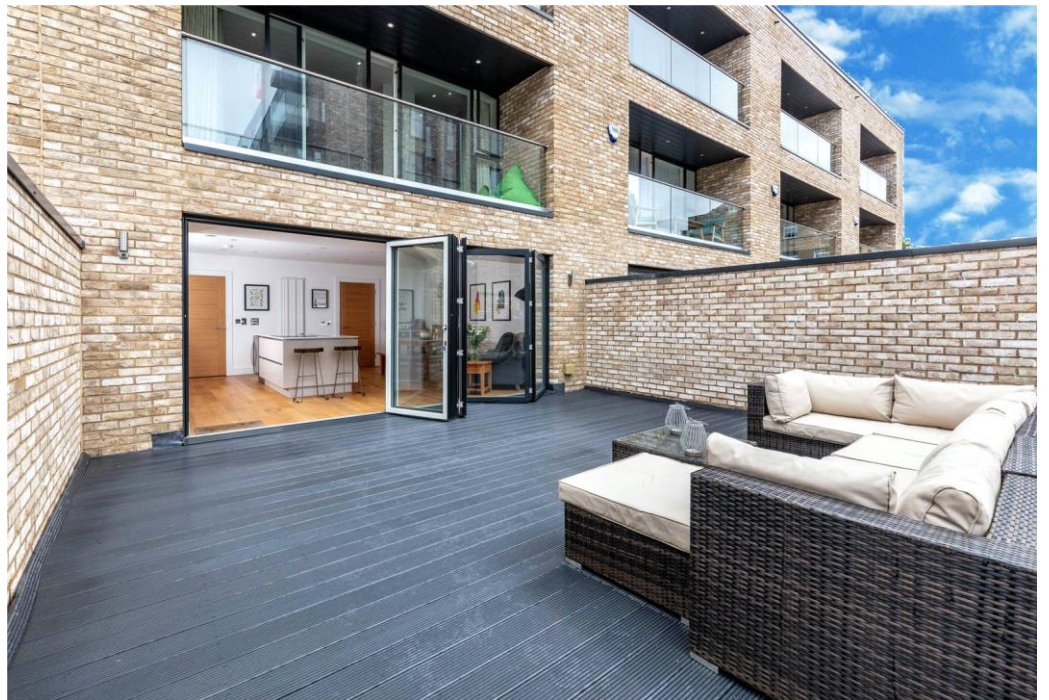
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office.

Telephone:

+44 (0) 141 222 5875.



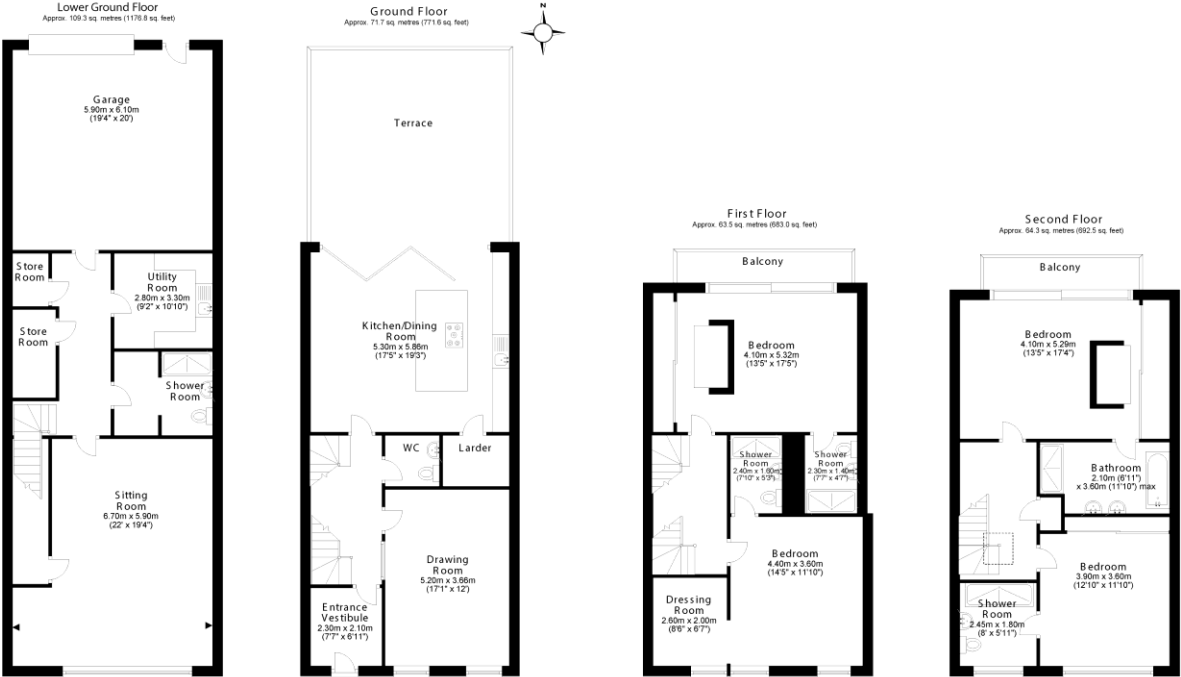


Hamilton Drive, Glasgow, G12
Gross Internal Area 3323 sq ft, 308.7 m²

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62 Hamilton Drive
Total area: approx. 308.8 sq. metres (3323.9 sq. feet)
For identification only. Not to scale. copyright JPI 88Gross Internal Area (approx)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	85	88
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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