



**27 HAMILTON DRIVE**  
BOTANICS  
GLASGOW  
G12 8DN



To view the HD video click here











A substantial full Victorian townhouse providing generously proportioned family accommodation of eight principle apartments with the advantage of a private front garden, plus south facing rear garden.

This handsome terrace was designed by Robert Crawford and built circa 1860 from dressed blonde ashlar. This substantial three story West End home provides flexible family accommodation within a peaceful tree-lined cul-de-sac, which lies only a few hundred yards from Great Western Road, Byres Road and the Botanic Gardens.

This superb home would benefit from some modernisation, but when completed would provide a spectacular period home which still retains virtually all its original features including, wooden floors, stair balustrade, panelled doors, ceiling plaster work, fireplaces, window shutters, light fittings etc. The current owners carried out a comprehensive roof overhaul in 2012.





















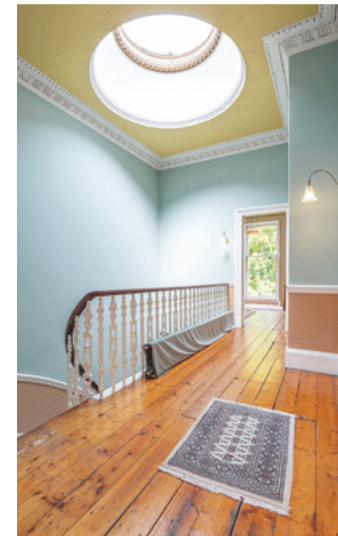
Our video and floorplan will give a better idea of form and layout, but a summary of the accommodation comprises, the ground floor: impressive main hallway with staircase to upper and lower levels, beautiful front facing formal lounge, large dining room, bedroom five/study and useful w.c compartment. At first floor level, is a superb master bedroom with floor to ceiling windows, three further double bedrooms and bathroom. At lower ground floor level is a delightful breakfasting sized kitchen, large family/sitting room, further bathroom and laundry/utility room with door to rear garden. There is gas fired central heating installed.

The front garden is laid to lawn with established peripheral shrubs and trees whilst the gravelled pathway gives access to the entrance vestibule. On Hamilton Drive there is residents parking available where one can obtain parking permits from the local authorities and viewers are encouraged to investigate the terms and conditions as they are subject to change.

One of the main advantages of this house is the private south facing rear garden, made up of a paved patio area immediately adjacent to the rear elevation with the remaining garden being laid with red brick paving and established shrubs, plants and trees around the boundary. The high boundary wall provides privacy and security and the timber gate gives access to the rear lane.

Hamilton Drive is a quiet tree-lined dead end street, providing a calm and peaceful location, which is literally only a few minutes away from all amenities on Great Western Road and Byres Road. A regular bus service operates on Great Western Road whilst the local underground railway station is only a few hundred yards away on Byres Road. A selection of excellent schooling is close to hand including, Hillhead, Kelvinside, Glasgow Academy and the High school of Glasgow.

From Great Western Road, one can gain quick access onto the M8 motorway network.









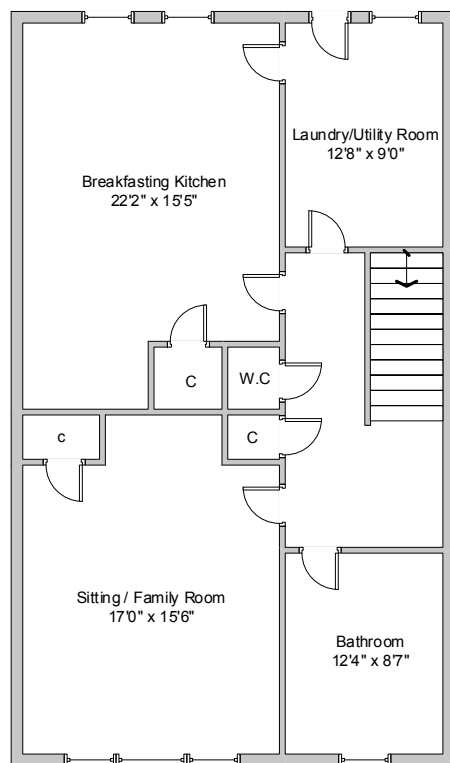




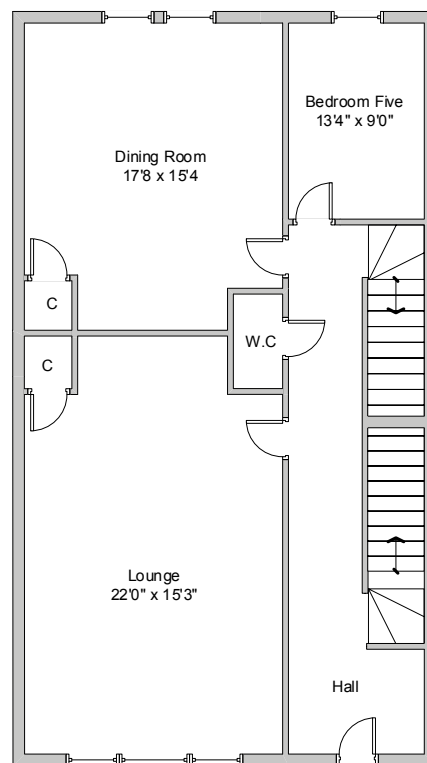




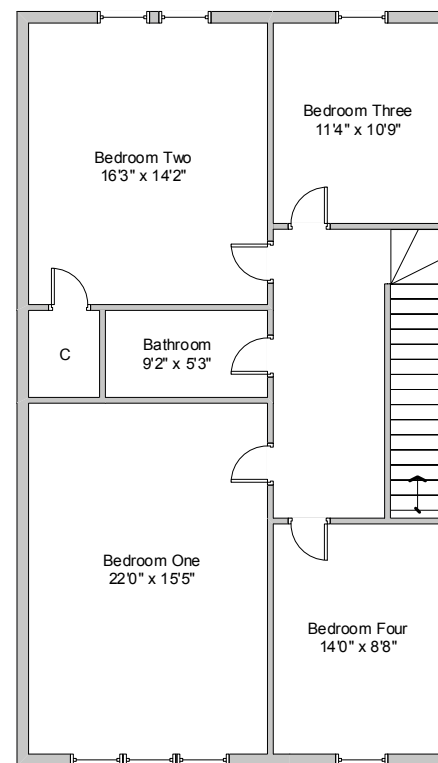
Lower Ground



Ground



First Floor



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EPC Band D

Approx gross internal area 3326 sqft | 303 sqm

Property reference HJ04276

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.
















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