



**SOLICITORS & ESTATE AGENTS**



**GROUND FLOOR APARTMENT  
88 ASCOT COURT, ANNIESLAND G12 0BA  
Offers Over £195,000**



**VIEWING**  
By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.

## Description

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Immediately impressive larger GROUND FLOOR APARTMENT by Mactaggart & Mickel circa 1985, occupying a corner position with southerly tree lined aspects and set amidst extensive professionally maintained landscaped private residents' gardens. Generously proportioned throughout the property offers excellent accommodation and viewing will not disappoint.

Security controlled access onto entrance with lift service and stairs. Near 25' reception hall with deep cloaks cupboard and additional storage cupboard. Immediately impressive near 22' corner bay lounge/dining room with additional window to front, all enjoying tree lined southerly aspects over residents' gardens. Main bedroom to front with built in fitted wardrobes and en-suite tiled shower cubicle. Further double bedroom with mirror wardrobes. Larger breakfasting kitchen comprising floor and wall mounted oak veneer fronted units with complimentary work tops and tiled splash back (existing white goods included). Fabulous fully refitted and tiled (August 2024) bathroom comprising three piece suite with independent shower above bath, ceiling mounted downlights and deep storage cupboard.

The specification includes PVC double glazing installed circa 2013, and gas central heating installed circa 2020. The development also benefits from having resident and visitor private parking.

Situated nearby Anniesland Cross and Anniesland Station, the property enjoys a wide and varied range of shopping, cafes and restaurants nearby, including a large Morrisons and Lidl within a short walk. Excellent public road transport links on nearby Great Western Road providing a short commute to Byres Road, City Centre and Clydebank etc.

## EPC Rating

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## Measurements

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<b>RECEPTION HALL</b>	<b>24'7 (7.45m) x 6'3 (1.91m) at its widest points</b>
<b>LOUNGE/DINING</b>	<b>21'8 (6.60m) x 14'0 (4.29m) at its widest points</b>
<b>BEDROOM ONE</b>	<b>12'7 (3.85m) x 12'7 (3.85m)</b>
<b>BEDROOM TWO</b>	<b>10'6 (3.19m) x 8'11 (2.72m)</b>
<b>KITCHEN</b>	<b>12'7 (3.85m) x 10'0 (3.06m)</b>
<b>BATHROOM</b>	<b>9'1 (2.78m) x 8'11 (2.72m)</b>



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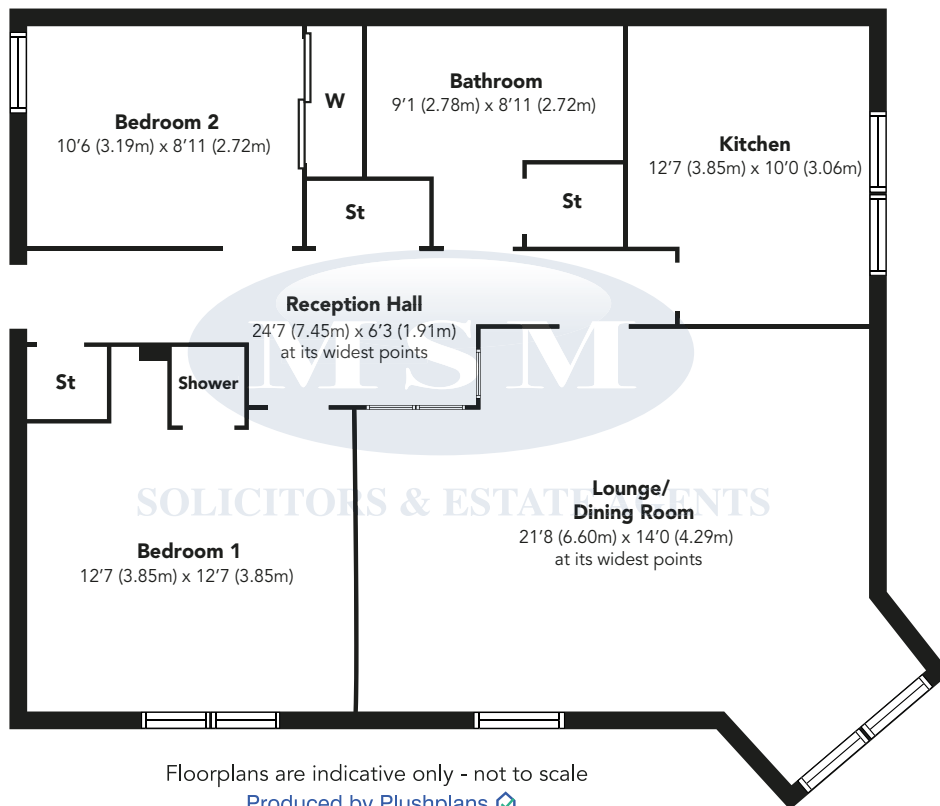
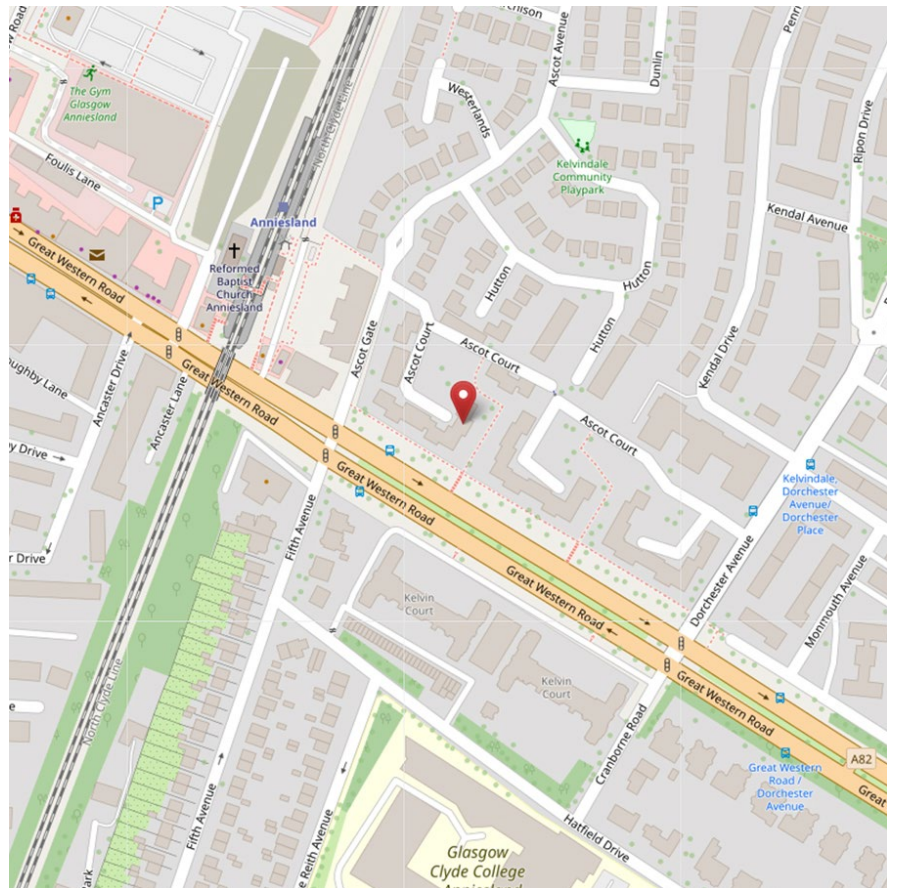
## Travel Directions

Travelling west along Great Western Road toward Anniesland Cross, continue straight ahead at the traffic lights at the junction with Dorchester Avenue, Kelvin Court is on left, turn right at the next set of traffic lights before the railway bridge onto Ascot Avenue, first right onto Ascot Court and number 88 is on right. Access can be gained from either the front or rear of the building.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.