



**FIELDING
McLEAN & Co**

SOLICITORS, NOTARIES & ESTATE AGENTS

Call us on:
0141 959 1674

First Floor Flat

1/1, Glasgow, G13 1GL

Offers Over £225,000



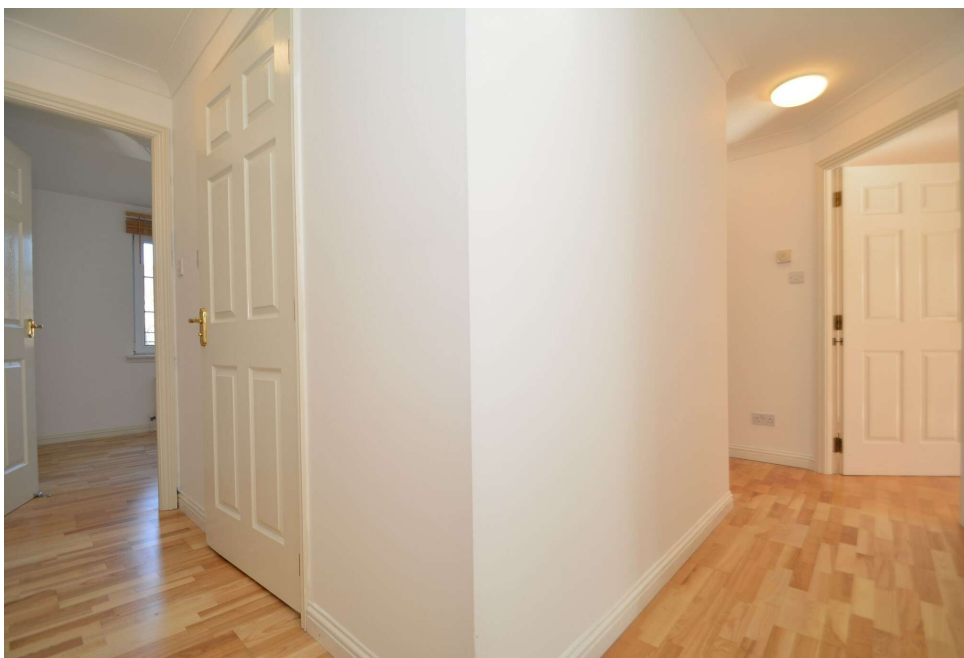




First Floor Flat

1/1

Offers Over £225,000



Seldom available, larger FIRST FLOOR APARTMENT occupying an enviable position within the exclusive and landscaped Academy Park development. The "just decorated" accommodation in neutral tones has been completed to a high and standard specification to include gas central heating and double glazing. Security controlled access onto entrance with stairs to upper levels, large reception hall with two storage cupboards, hardwood floor within the hall and continued to the impressive near 19' bay window lounge enjoying tree lined aspects over Anniesland Road, principal bedroom to rear comprising a well proportioned double overlooking the landscaped gardens, built-in fitted wardrobes to one wall and partially tiled en-suite shower room, two further bedrooms (one with fitted wardrobes), fully fitted kitchen with twin French doors onto "paris" balcony, the preparation area comprises floor and wall mounted light wood veneer fronted units with complimentary work tops and tiled splash back, integrated oven, hob and hood, bathroom comprising three pieced suite. There is in addition an allocated private parking bay. Situated just off Anniesland Road, Academy Park is only a few minutes to Anniesland Cross with excellent shopping including Morrisons, public road and rail transport including Anniesland Station. Knightswood High School nearby, access to the Clyde Tunnel and Expressway. • First Floor Apartment • Near 19' bay lounge • 3 bedrooms • Bathroom and en-suite • Fitted kitchen with "paris" balcony • Private parking



Room Dimensions

Lounge	5.76 m x 3.58 m / 18'11" x 11'9"
Kitchen	3.99 m x 2.56 m / 13'1" x 8'5"
Bedroom 1	4.29 m x 3.32 m / 14'1" x 10'11"
Bedroom 2	3.65 m x 2.67 m / 12'0" x 8'9"
Bedroom 3	2.69 m x 2.61 m / 8'10" x 8'7"
Bathroom	2.06 m x 1.72 m / 6'9" x 5'8"
Ensuite	2.05 m x 1.52 m / 6'9" x 5'0"

Entry

Insert Entry Info Here

Viewing

Tel: 0141 959 1674

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.

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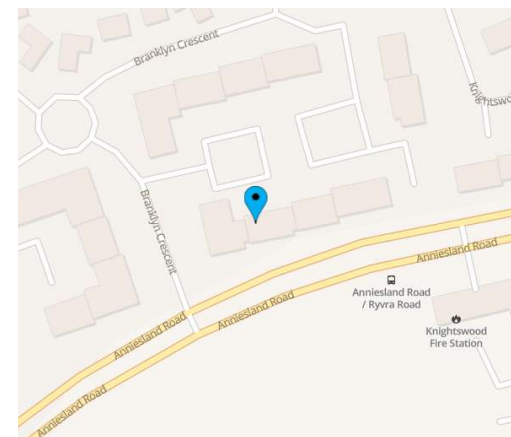
1986 Great Western Road, Glasgow G13 2SW



*Professional help
on your doorstep*







Travel Directions

Travelling west along Anniesland Road from Anniesland Cross, past Knightswood Secondary on right, number 19 Branklyn Court is on your right, for vehicular access turn next right onto Branklyn Crescent take the third exit at the roundabout onto the continuation, right onto Branklyn Court next right into the parking area.



Ref: E505670



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