



First Floor Flat
1/2, Glasgow, G13 1GL
Offers Over £219,000

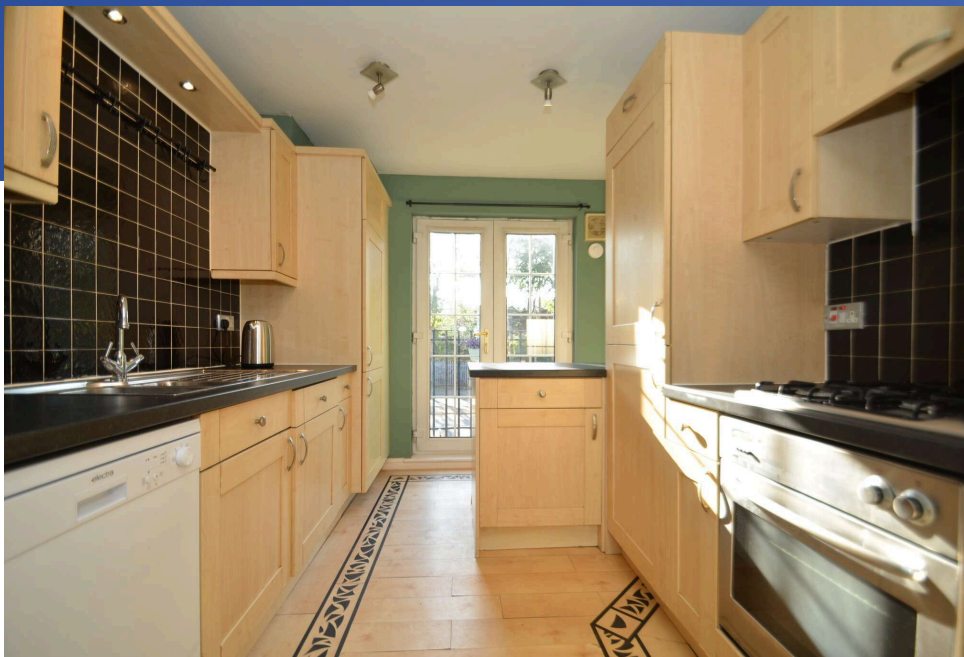


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First Floor Flat

1/2

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Impressive larger FIRST FLOOR APARTMENT within the exclusive landscape development of Academy Park. This stylish home enjoys pleasant open aspects to both front and rear and is only a few minutes to Anniesland Cross with a wide and varied range of shopping and public road and rail transport and large Morrisons. The property is also convenient for access to the Clyde Tunnel and Expressway nearby. Security controlled access onto attractive entrance with stairs to upper levels, reception hall with two storage cupboards and hardwood flooring extending to other apartments, beautifully presented near 19' lounge/dining with bay window to front enjoying tree lined aspects, main bedroom with built-in fitted wardrobes and en-suite shower room, two further bedrooms, fully fitted larger breakfasting kitchen to front with French doors onto "paris balcony". The preparation area comprises extensive floor and wall mounted beech wood veneer fronted units with complimentary work tops extending to form a breakfasting area, tiled splash back and integrated oven, hob, hood, microwave, fridge and freezer, partially tiled bathroom comprising three piece suite. The specification includes gas central heating and double glazing. Allocated private parking bay adjacent in addition to visitor parking. • First Floor Apartment • Near 19' lounge/dining room • 3 bedrooms • Bathroom and en-suite • Fitted kitchen • Private parking



Room Dimensions

Kitchen	3.90 m x 2.57 m / 12'10" x 8'5"
Bedroom 1	4.43 m x 3.30 m / 14'6" x 10'10"
Bedroom 2	3.66 m x 2.67 m / 12'0" x 8'9"
Bedroom 3	2.72 m x 2.60 m / 8'11" x 8'6"
Bathroom	2.01 m x 1.73 m / 6'7" x 5'8"
Ensuite	2.06 m x 1.53 m / 6'9" x 5'0"
Lounge/Dining	5.72 m x 3.61 m / 18'9" x 11'10"

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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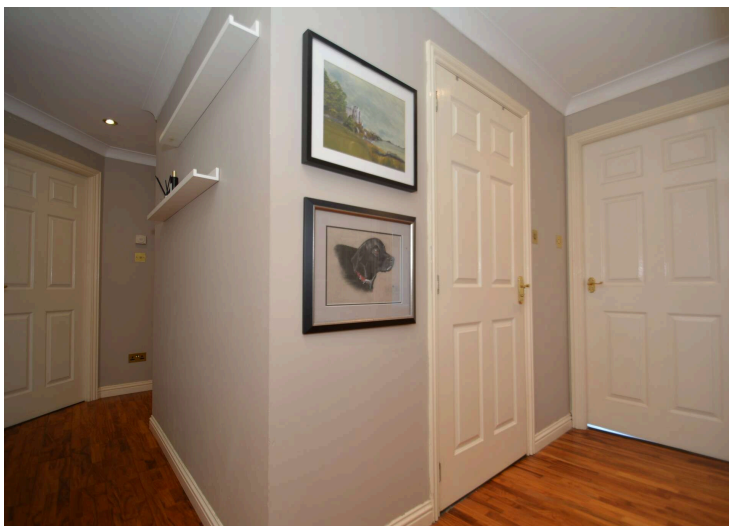
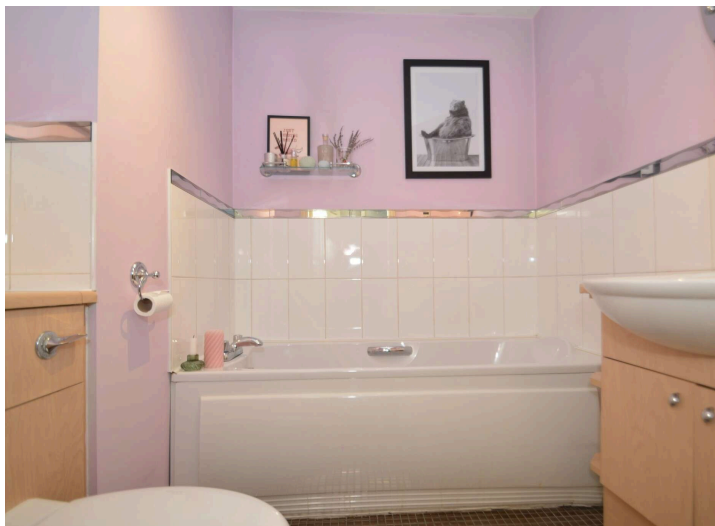
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1986 Great Western Road, Glasgow G13 2SW







Travel Directions

Travelling south along Anniesland Road from Anniesland Cross, past Knightswood High School and Knightswood Road on right and 17 Branklyn Court is further on right. Vehicular access to car park turn next right onto Barnklyn Crescent, right at the roundabout and continue to follow the road round to the right into car park.



Ref: E515028



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