



PROPERTY  
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Branklyn Court  
Anniesland  
G13 1GL

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## Offers Over £215,000

This modern 3 bedroom 2nd Floor apartment is situated within the popular Academy Park development which is close to both Jordanhill and Anniesland and is therefore within easy access of some excellent amenities.

The area is also popular as it provides easy access to the West end and is also within commutable range of all the Universities.

The building itself is well finished with a pleasant combination of blonde stone and cream render and set beneath a hipped, concrete tile roof. Access is via security controlled entrance to the communal hall and then stairs leading to all apartments.

The development and the surrounding common grounds are really well maintained and the apartments are surrounded by good size lawns with neat hedged borders, mature trees and tarmac pavements. There are ample resident and visitor parking bases.

Internally this is one of the larger properties with good sized rooms, plenty storage, attractive outlook and has been recently redecorated throughout.



Home Report Valuation  
£235,000



The accommodation comprises entrance hallway with two storage cupboards, bay window lounge with picture windows at the front providing a really nice outlook over the garden grounds.



There is a breakfasting size kitchen which has original beech fronted floor and wall storage units with integrated hob, oven and hood with a stainless steel sink on the other side. The room is designed with plenty space at the far side for a breakfasting or dining table and at this end there are French doors which provide a great outlook.

The property has three good size bedrooms each with built in storage and the master bedroom having an en suite shower room comprising large shower enclosure wash hand basin and the w.c..

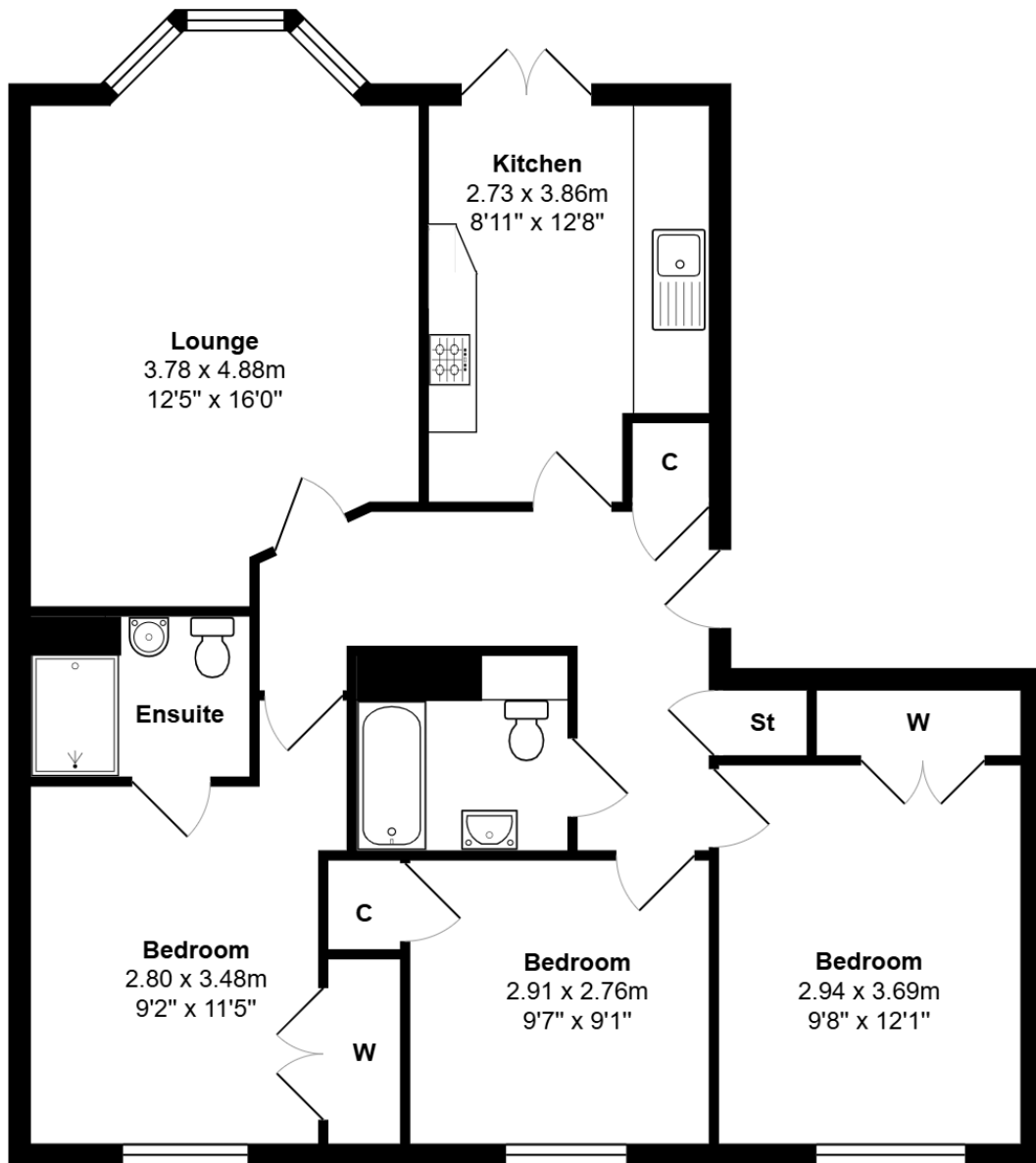
There is also main bathroom which has original suite comprising panel bath wash hand basin and w.c.



The property further benefits from gas fired central heating, secure entry, pvc double glazing and has been recently decorated throughout.

## Vendor Comments

*This has been a great property as is such a convenient location for access to the West End. Excellent local amenities within a short walk.*



## Location

The property is ideally placed close to Anniesland Cross which has amenities, including a Morrison and Lidl. There is also Aldi and Marks and Spencer Foodhall on Great Western Road. Local railway stations at Jordanhill and Scotstounhill, bus links to Glasgow. The South Side can be accessed via the Clyde Tunnel which provides access to the M8 motorway and Glasgow Airport. Scotstoun Sports Campus, which houses the Glasgow Club Scotstoun has a gym, swimming pool, fitness classes, and racket courts which can be used via Glasgow Club membership or by paying a casual, pay-as-you-go





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