



# 43 ASCOT COURT

## ANNIESLAND

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A superb two-bedroom, top floor flat, situated in the highly sought after Ascot Court development, with a private tandem double garage**

43 Ascot Court is a fabulous and rarely available, two-bedroom top (second) floor flat, situated in the highly sought after Ascot Court development, boasting a private tandem double garage with remotely controlled up and over door. The property is ideally placed to take advantage of a wealth of local amenities and transport links.

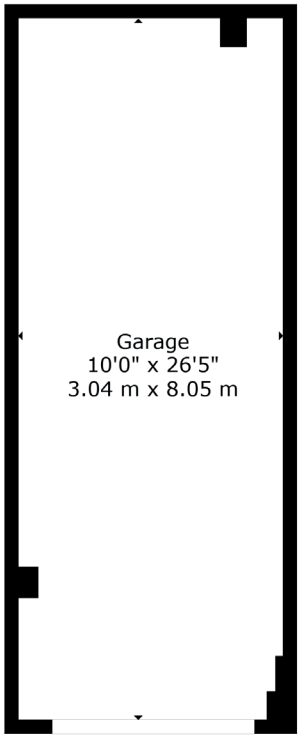
Entrance to the building is via a secure door entry system that leads to a well-maintained residents' communal hall. The internal accommodation comprises; welcoming reception hallway with two large storage cupboards off, bright and spacious lounge with beautiful open outlook over the well-maintained communal grounds and ample space for dining, a modern kitchen with a range of base and wall mounted units. There are two spacious double bedrooms, both benefiting from built-in wardrobes. Finally, a well-appointed three-piece suite bathroom with storage off and shower over bath completes the accommodation on offer.

The property benefits from double-glazed windows throughout, gas central heating with new thermostatic radiators, secure entry system, a private double tandem garage with remotely controlled up and over door, well-kept communal gardens and plentiful first-come, first-served parking for both residents and visitors.

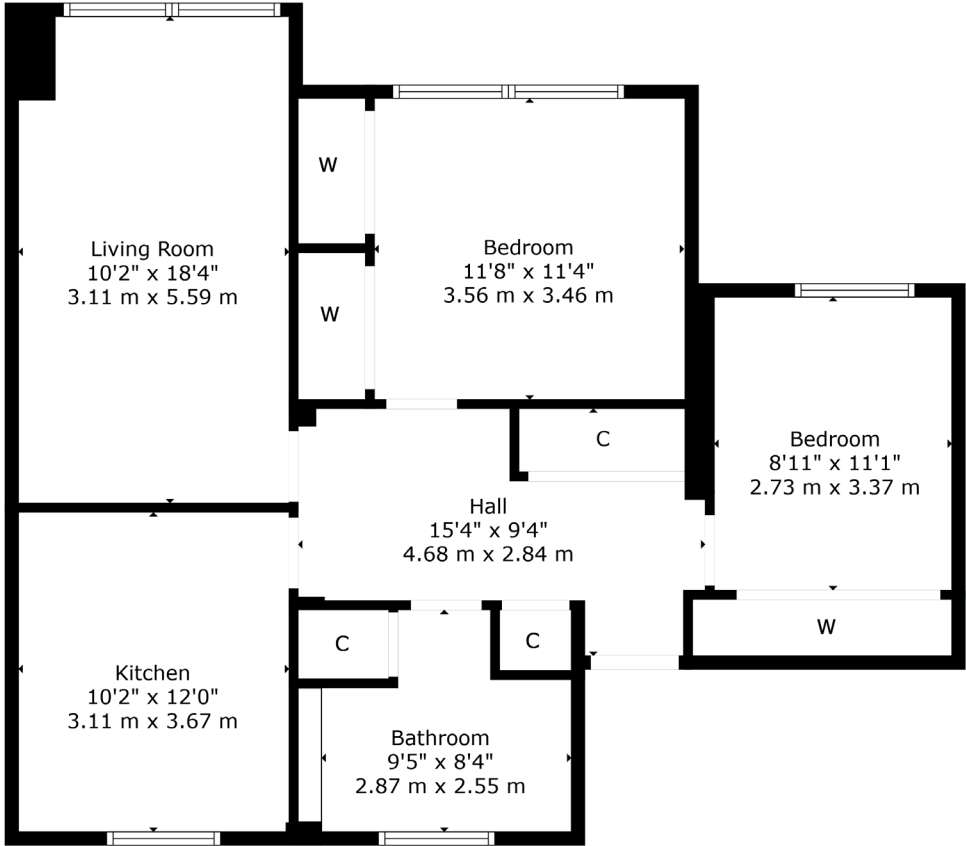








Floor 1



Floor 2

To the North of the heart of the West End is the highly popular district of Anniesland. It has a wide range of local amenities, including a Morrisons, Marks & Spencer and an Aldi. There are also a number of independent shops at Anniesland Cross on Great Western Road. The highly regarded David Lloyd Leisure Centre is located close by which, via membership, offers a host of recreational facilities and even has an outdoor swimming pool.

There is a local railway station, superb bus links to Glasgow City Centre and beyond and, of course, excellent road links via Anniesland Cross. The South Side of the city can be accessed via the nearby Clyde Tunnel. Anniesland also offers some excellent schooling. The High School of Glasgow Senior School and playing fields are located just off Anniesland Road, as are Glasgow Academy's playing fields on Helensburgh Drive.

**WE5298** | Sat Nav: 43 Ascot Court, Anniesland, Glasgow, G12 0BB

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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