



54 Ascot Court, Anniesland, G12 0BB

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents





Nicol Estate Agents

## Situation

Ascot Court is conveniently situated for access to local shops and amenities at Anniesland Cross and a wider selection of shops and restaurants can be found on Great Western Road and Byres Road.

The area surrounding the property offers a range of amenities, excellent local facilities with a diverse range of shops, supermarket facilities, Kelvingrove Park, Botanic Gardens, Glasgow University, the SECC, Clyde Auditorium and Pacific Quay where the BBC and the SMG are headquartered. Excellent commuting links to the City Centre, by bus and train links.

The nearby Clyde Tunnel, Clydeside Expressway and the M8 ensure easy access to neighbouring suburbs and some of Scotland's most impressive countryside attractions, including Loch Lomond and The Trossachs National Park.







## Description

A well presented ground floor one bedroom apartment, set within this popular development, well placed for local amenities in the surrounding area.

The accommodation comprises:  
Secure controlled entry leads to a well-kept communal entrance, stairwell access to all levels.

Reception hallway with storage. Sitting room overlooking Great Western Road. Well appointed kitchen with a full complement of wall mounted and floor standing units. Double bedroom with fitted wardrobe. The bathroom completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Residents parking.







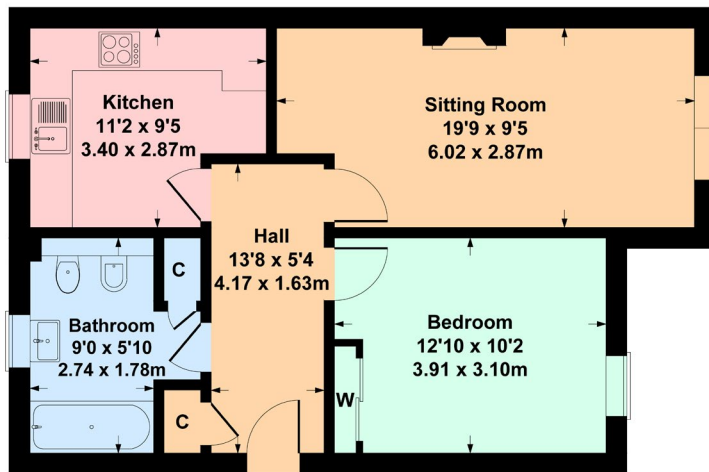
Nicol Estate Agents



## 54 Ascot Court, Anniesland, G12 0BB

### 54 Ascot Court, Anniesland

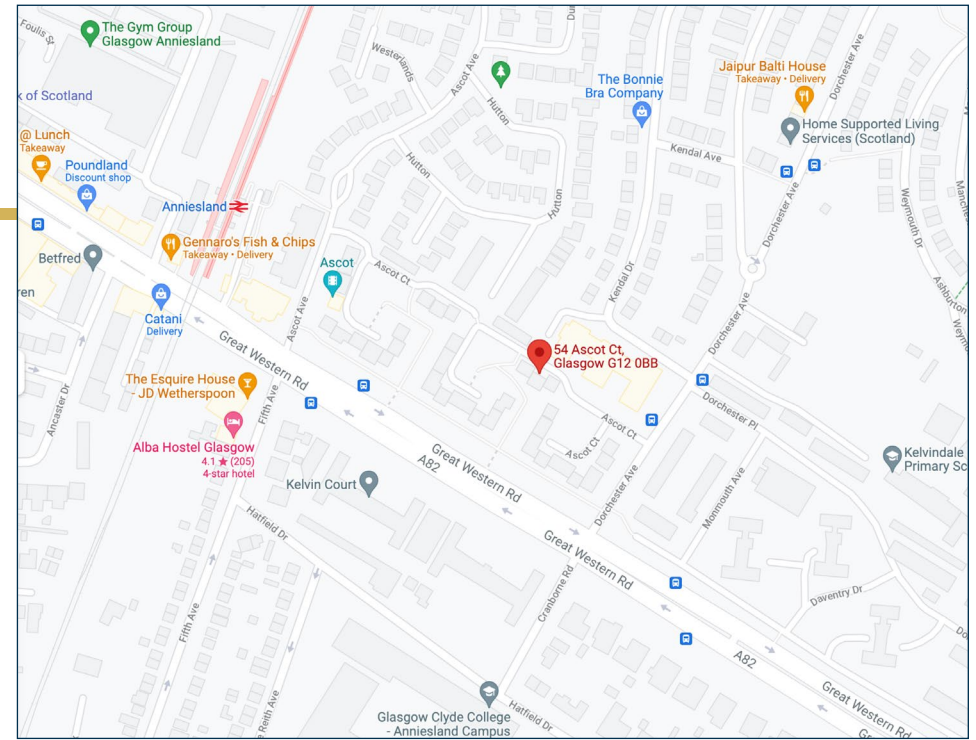
Approximate Gross Internal Area  
586 sq ft - 54 sq m



#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



#### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

#### Outgoings

Glasgow City Council  
Council Tax Band: E

#### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

#### Energy Efficiency Rating

Band C

#### Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

#### Local Authority

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DUG

#### Property Reference 1976

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

