



0/1, 19 Branklyn Court, Glasgow, G13 1GL

**GROUND FLOOR FLAT SITUATED IN A DESIRABLE DEVELOPMENT IN THE WEST END OF GLASGOW**

- Bright and welcoming communal hall and stairway
- Livingroom with bay windows and flexible space for a dining area
- Kitchen benefitting from a Juliet balcony overlooking extremely neat communal gardens
- Master Bedroom with en-suite shower room and excellent built in storage
- Double bedroom
- Family three-piece modern bathroom
- Secure entrance door with buzzer access for guests
- Private resident's car parking to the rear of the property
- Gas central heating and double glazing

## Location

Branklyn Court boasts a quiet yet central position in Academy Park, just off Anniesland Road and forms an ideal location for professional couples and young families

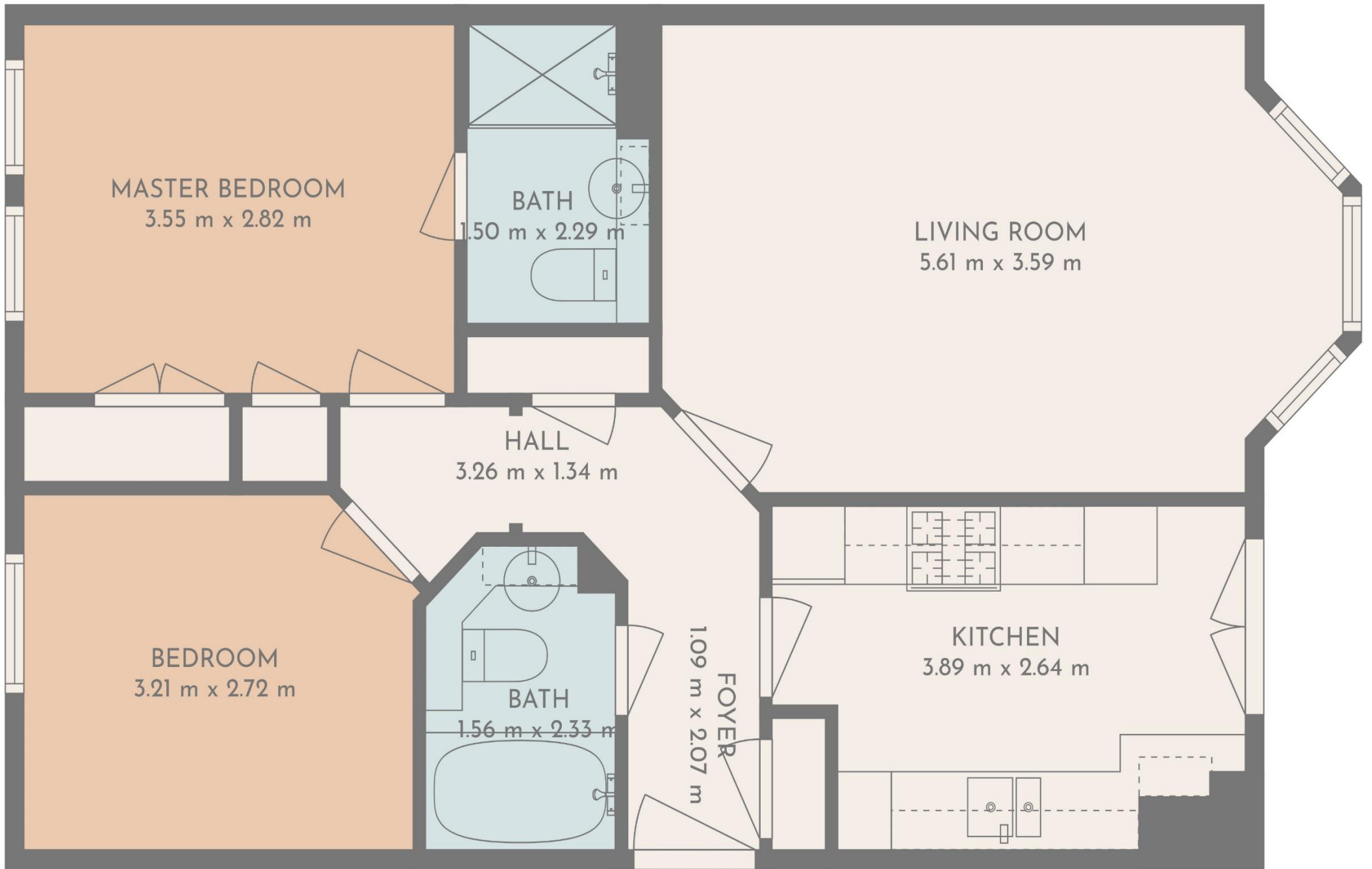
The property is within 1 mile of local amenities including Marks & Spencers, Aldi, boutiques, supermarkets and leisure facilities. It is also located ideally for both primary and secondary schooling.

## Viewing Arrangements

By appointment with The Church of Scotland Law Department.  
Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)







MASTER BEDROOM  
3.55 m x 2.82 m

BATH  
1.50 m x 2.29 m

LIVING ROOM  
5.61 m x 3.59 m

HALL  
3.26 m x 1.34 m

BEDROOM  
3.21 m x 2.72 m

BATH  
1.56 m x 2.33 m

FOYER  
1.09 m x 2.07 m

KITCHEN  
3.89 m x 2.64 m

# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No. SC011353

