



37 Ascot Avenue, Anniesland, G12 0AX

Offers over £399,995



****CLOSING DATE FOR FINAL OFFERS - WEDNESDAY 6/5 @ 12.00PM**** Elevate Property Services are delighted to present this rarely available and impressive four-bedroom detached family home to market. Situated within the prestigious Westerlands Park development in Anniesland, this exceptional property is presented in walk-in condition and is sure to appeal to a wide range of purchasers. Early viewing is highly recommended to avoid disappointment.



Further Information

To the front, the property benefits from a generous multi-car driveway and a beautifully maintained lawn, creating an impressive first impression.

Upon entering, a bright and welcoming hallway leads to the elegant living room. This spacious area is enhanced by a large window, allowing natural light to flood the room and create a warm, airy atmosphere. To the rear, a versatile family room overlooks the garden, seamlessly connecting the living space to the kitchen and providing an ideal setting for both relaxing and entertaining. The well-appointed kitchen features a range of sleek white gloss base and wall-mounted units, complemented by co-ordinating worktops. Integrated appliances include a fridge-freezer, gas hob, oven and extractor fan. French doors provide direct access to the rear garden, enhancing the overall flow of the home. Adjacent to the kitchen is a convenient utility/laundry room with access to the side garden, alongside a tastefully finished W.C. complete with vanity unit.

Completing the lower level is a generously proportioned and highly versatile study/dining room, enhanced by a large window that fills the space with natural light. This flexible room could also serve as an additional bedroom, further adding to the home's practicality.

The upper level is accessed via a spacious hallway, providing access to all rooms. The principal bedroom is generously sized and benefits from built-in storage and a stylish en-suite shower room, complete with shower, vanity unit and W.C. There are three further well-proportioned bedrooms, two of which feature fitted storage, offering excellent flexibility for family living.

Completing the upper accommodation is a bright and beautifully finished family bathroom, fitted with a bath and overhead shower, vanity unit and W.C. Additional storage is available throughout the property, including access to the attic space.

To the rear, the property boasts a beautifully landscaped garden featuring an attractive patio area, ideal for outdoor dining and entertaining. Fully enclosed for privacy, the garden is thoughtfully designed with a selection of mature shrubs, creating a tranquil and low-maintenance outdoor space. Side access further enhances the practicality of this home.

Forming part of the exclusive Westerlands Park development, the property is ideally positioned just a short walk from Anniesland Cross and Anniesland Train Station, offering a wide range of local amenities, excellent public transport links and convenient access to a nearby Morrisons supermarket and retail park. The property further benefits from excellent connectivity, with a short commute to Glasgow's West End and City Centre, as well as easy access to the Clydeside Expressway, Clyde Tunnel, Queen Elizabeth University Hospital, Gartnavel General Hospital and beyond.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ
Tel: 01389 504114 Email: info@elevatepropertyservices.com <https://www.elevatepropertyservices.com/>

Area Map



Floor Plans



Energy Efficiency Graph

