

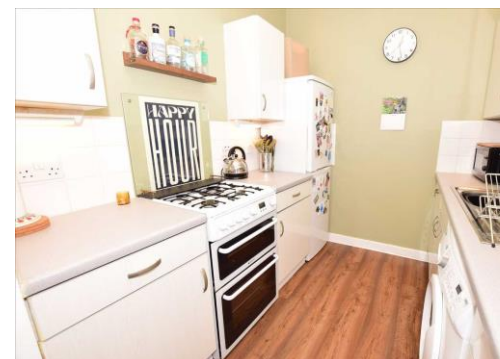
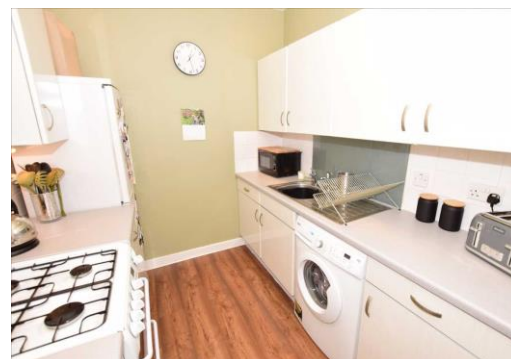
Dumbarton Road,
Scotstoun, Glasgow, G14 9XS

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Dumbarton Road,
Scotstoun
Glasgow
G14 9XS

3rd floor flat

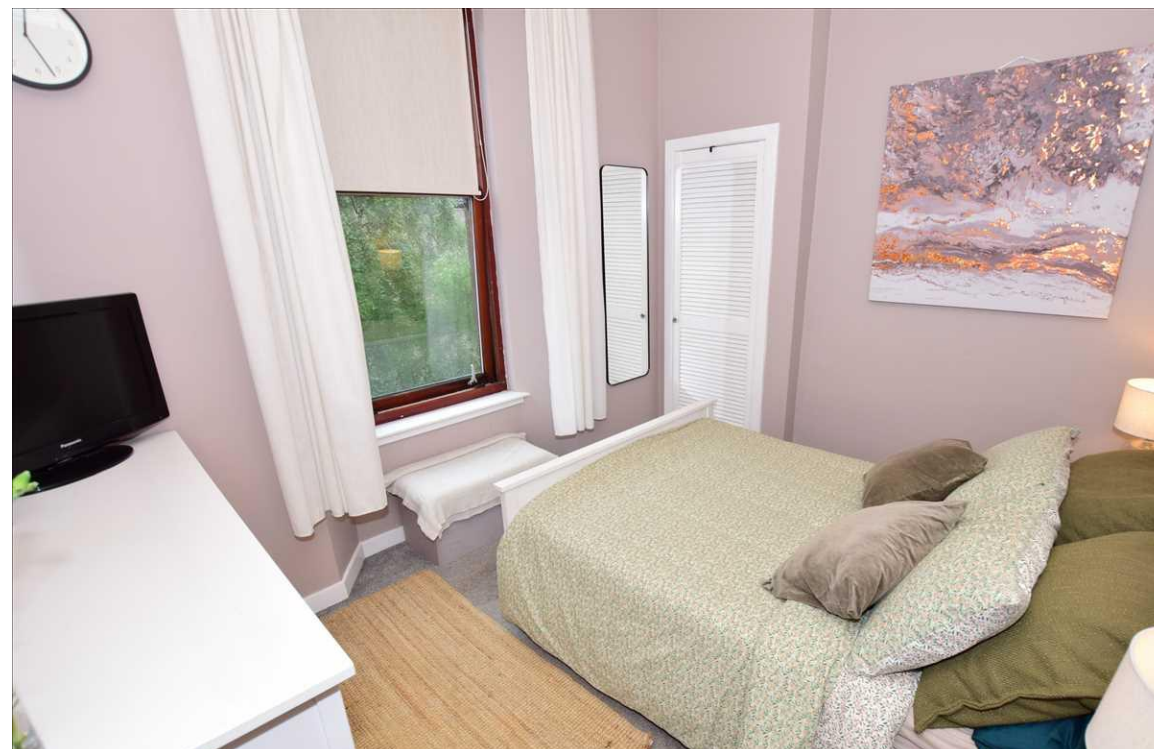
1 Bedroom
1 Reception
1 Bathroom



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KEY FEATURES

- 3rd floor tenement flat in the desirable Scotstoun area of Glasgow's West End
- Well presented throughout
- Bright lounge with high ceiling and laminate flooring
- Open plan 'galley' style kitchen with white wall and floor units
- Good sized double bedroom with storage cupboard
- Partially tiled bathroom suite with a shower over the bath
- Security entry
- Communal garden area to rear with drying green
- Handy for transport links with easy access to Glasgow's West End, Glasgow University and City Centre
- COUNCIL TAX BAND: B - EPC RATING: D



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Dumbarton Road, Scotstoun, Glasgow, G14 9XS

Move On are delighted to present to the market this lovely 1 bedroom, 3rd floor traditional tenement flat in Glasgow - Dumbarton Road.

This well presented property would make an ideal first time buy, buy to let investment, or even suit those wishing to downsize. The accommodation features: A bright lounge with neutral décor, high ceiling, and oak coloured laminate flooring; open plan 'galley' style kitchen with white wall and floor units and tiled splashback; large double bedroom with a storage cupboard; and a partially tiled bathroom with a shower over the bath. There is gas central heating and security entry.

Externally there is a communal, enclosed garden area for residents to the rear of the property which is mostly laid to lawn and has a drying green area. There is lots of parking available for residents and guests in the street surrounding the building.

Dumbarton Road is located in the desirable Scotstoun area of Glasgow's West End, with a large selection of amenities for day to day shopping and Victoria Park nearby. There is also easy access to the M8 motorway, and excellent transport links to Glasgow City Centre and Glasgow University.

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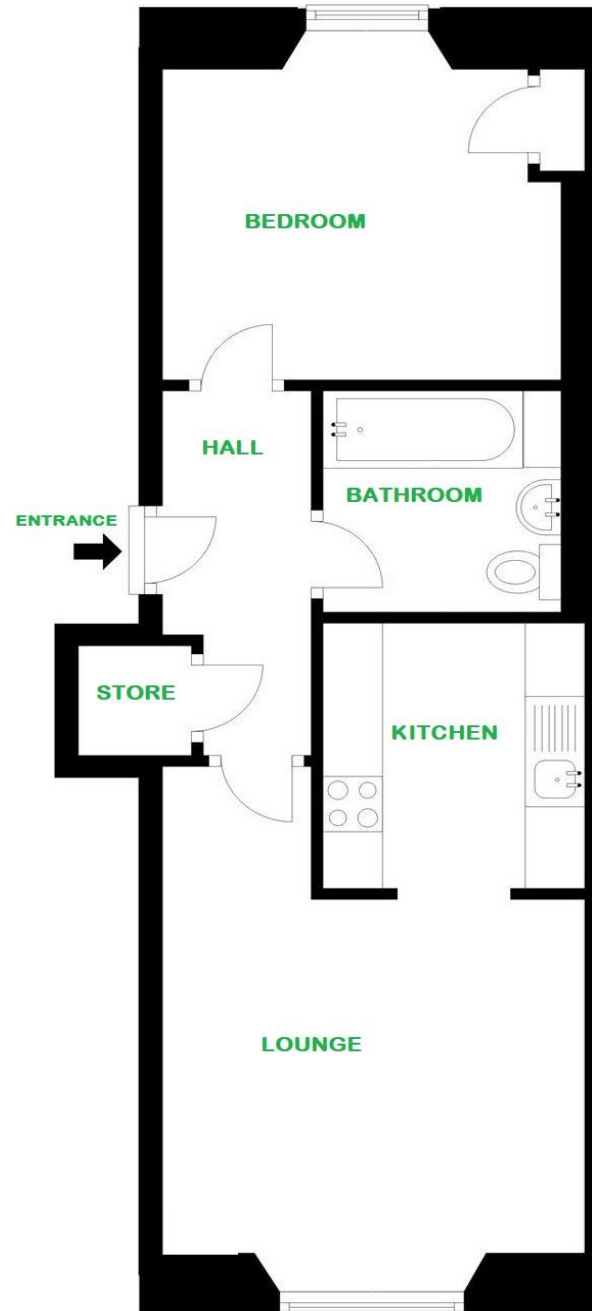
ROOM MEASUREMENTS

Lounge: 4.75m (15' 7") x 3.55m (11' 8")

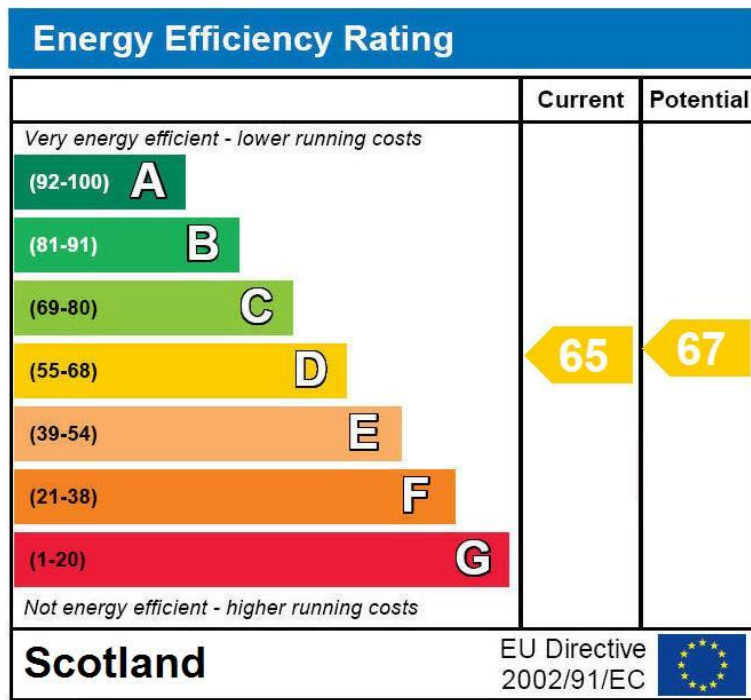
Kitchen: 2.40m (7' 10") x 2.20m (7' 3")

Bedroom: 3.35m (11' 0") x 3.16m (10' 4")

Bathroom: 2.00m (6' 7") x 2.00m (6' 7")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

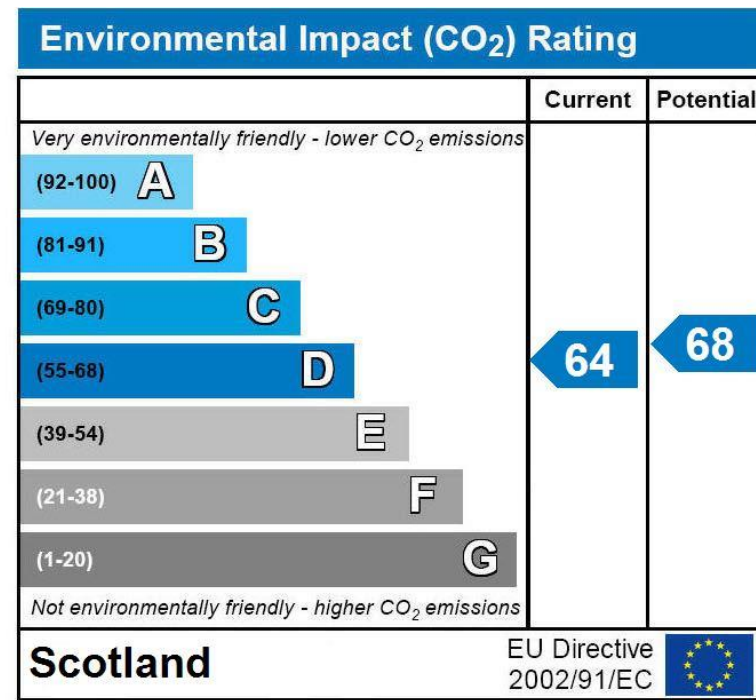


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (65)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (64)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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