



**Staffin Drive**  
Glasgow, G23 5HH

**move**  **on**



Staffin Drive  
Glasgow  
G23 5HH

**Flat/Apartment**

**3 Bedrooms  
1 Reception  
1 Bathroom**



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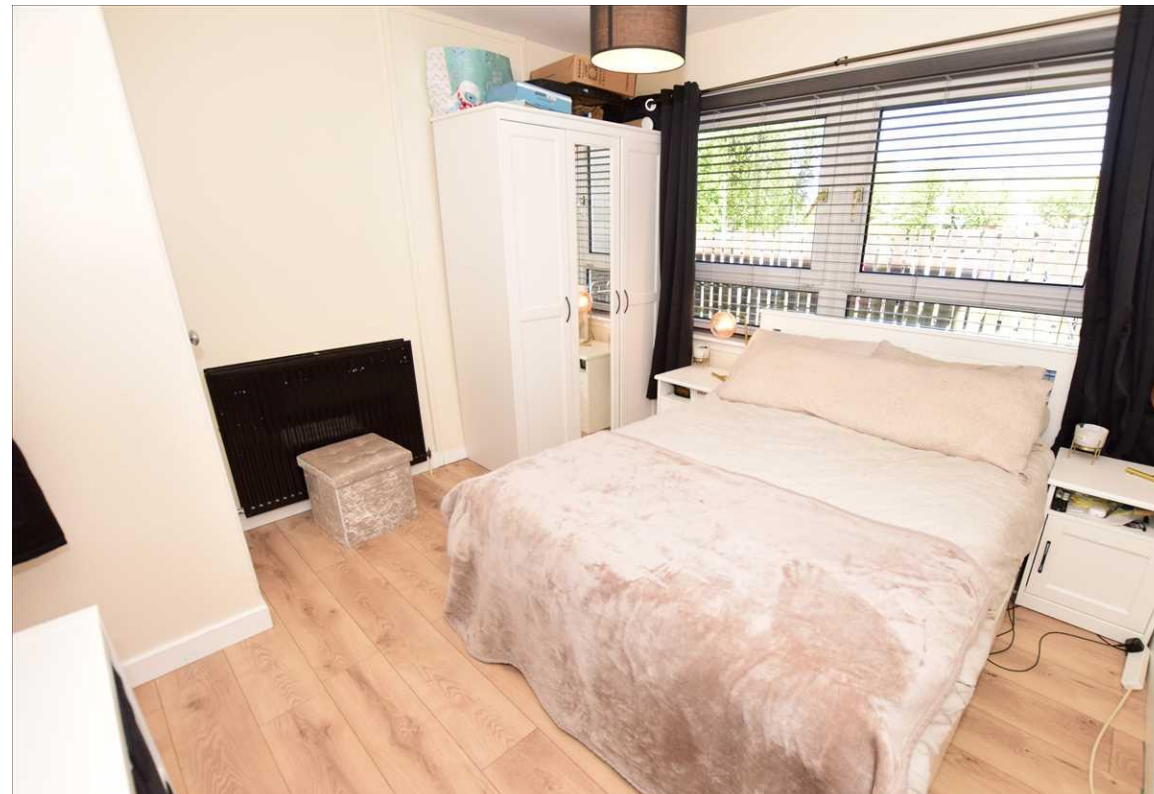
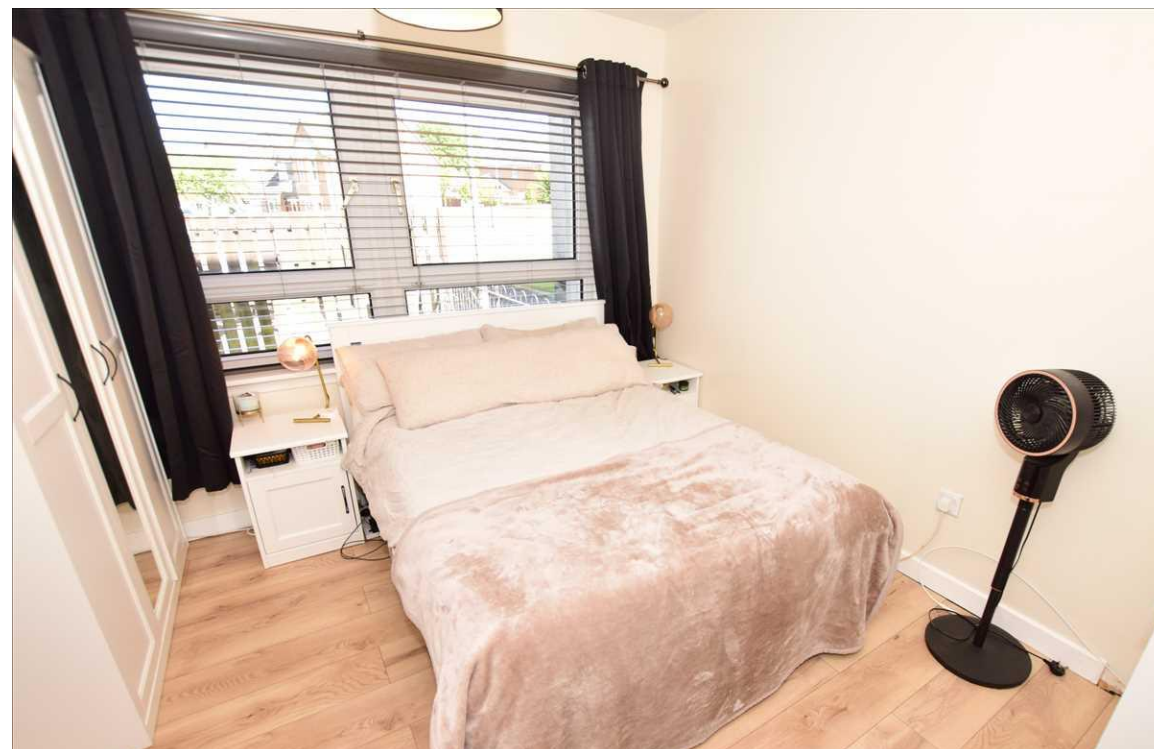
**01698 757 125**

## KEY FEATURES

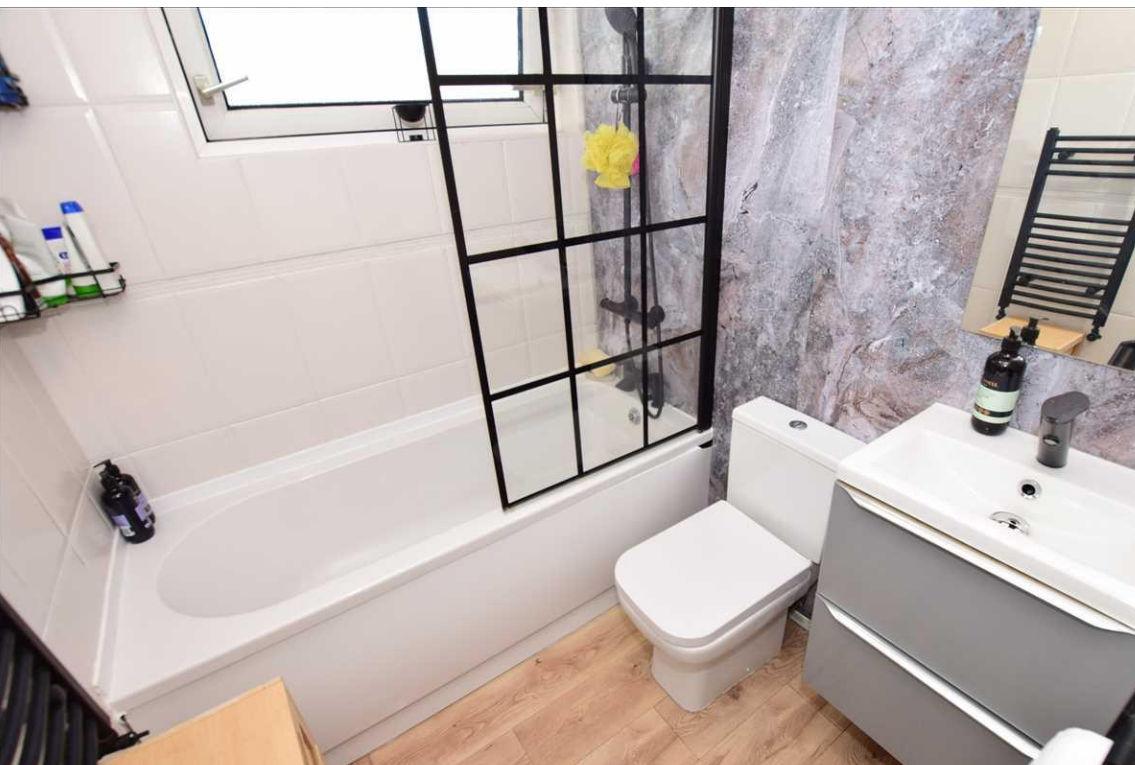
- Ground floor flat
- Well presented throughout with tasteful decor and modern finishings
- Bright lounge with laminate flooring, feature wall, and space for dining
- 3 double bedrooms (alternatively could be used as 2 bedrooms + dining)
- Lovely kitchen with two-tone wall and floor units - high gloss grey and white - and marble effect tiled flooring & splashback
- Modern bathroom suite
- Parking for residents and guests to the front, communal drying area to side/rear
- Close to local amenities, schools and public transport links
- Easy access to Glasgow City Centre + M8 motorway
- COUNCIL TAX BAND: B - EPC RATING: C

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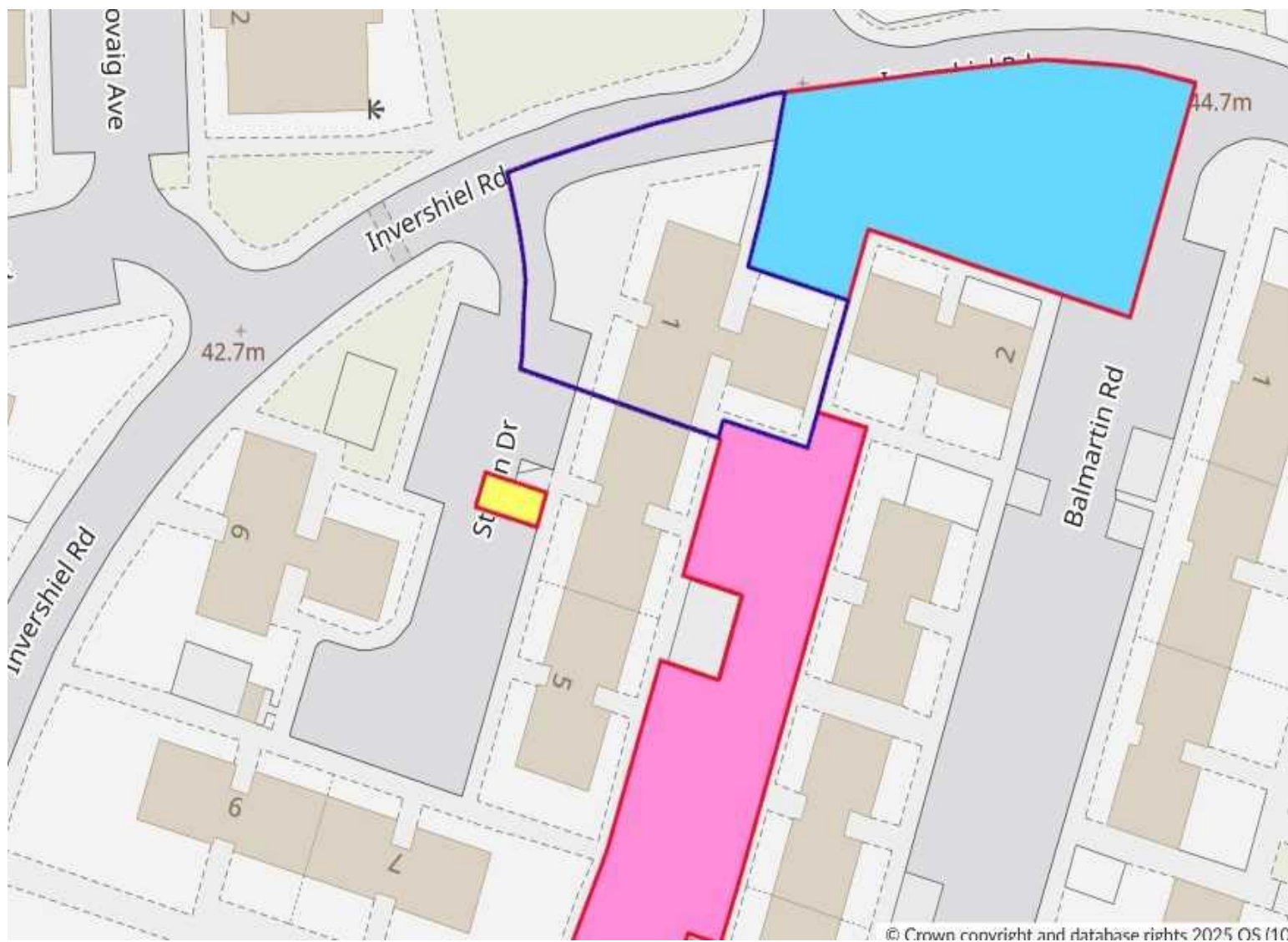
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## Staffin Drive, Glasgow, G23 5HH

Move On are delighted to present to the market this immaculate 3 bedroom ground floor flat in Summerston - Staffin Drive.

This lovely home is in walk in condition and features spacious living accommodation and great storage. There is a tastefully decorated lounge and dining area, with feature wall and laminate flooring lovely kitchen with a mix of grey high gloss and white wall and floor unit, and marble-effect tiled flooring and splashback, modern bathroom suite, and 3 double bedrooms. Alternatively, one of the bedrooms could be used as a dining room. There is gas central heating, double glazing and security entry.

Externally there is residents communal drying area to the side/rear and parking to the front.

Staffin Drive is located in a popular area of Summerston, Glasgow, around 5 miles north of Glasgow City centre which is easily accessible by car, and public transport. There are highly regarded schools in the area, as well as lots of retail and leisure facilities. There are also good road links via the Clyde Tunnel, Clydeside Expressway and M8 motorway network.



## ROOM MEASUREMENTS

Lounge: 5.00m (16' 5") x 3.30m (10' 10")

Kitchen: 3.20m (10' 6") x 2.50m (8' 2")

Bedroom 1: 3.30m (10' 10") x 3.30m (10' 10")

Bedroom 2: 4.00m (13' 1") x 2.50m (8' 2")

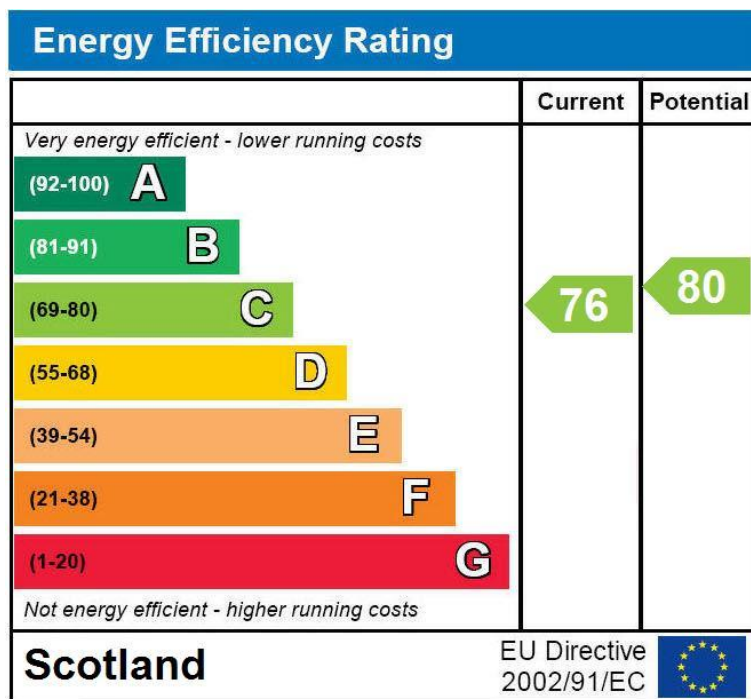
Bedroom 3: 4.00m (13' 1") x 2.50m (8' 2")

Bathroom: 2.50m (8' 2") x 1.70m (5' 7")



Floorplans are indicative only - NOT TO SCALE

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.

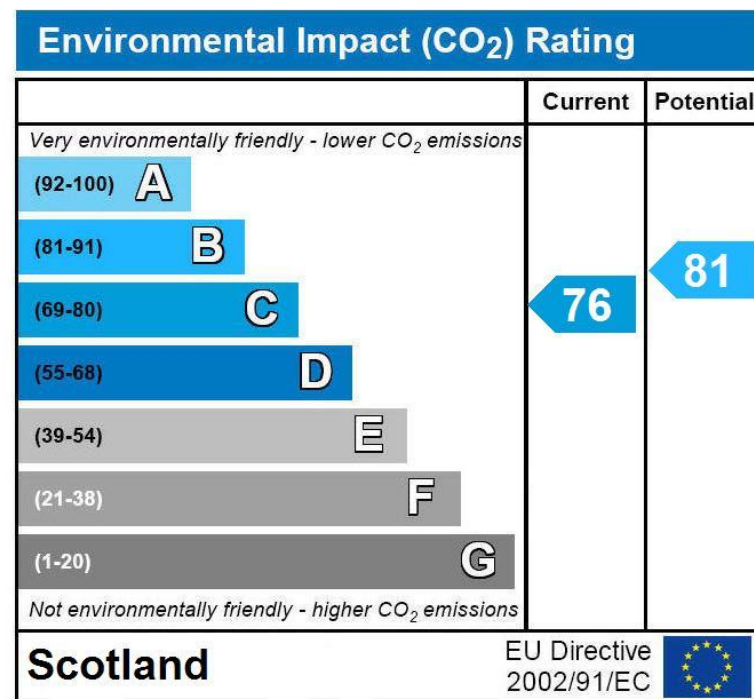


### Energy Efficiency Rating

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 C (76)**. 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 (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (76)**. 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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