



Stewartville Street
Glasgow, G11 5PJ

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Stewartville Street
Glasgow
G11 5PJ

First floor flat

**1 Bedroom
1 Reception
1 Bathroom**



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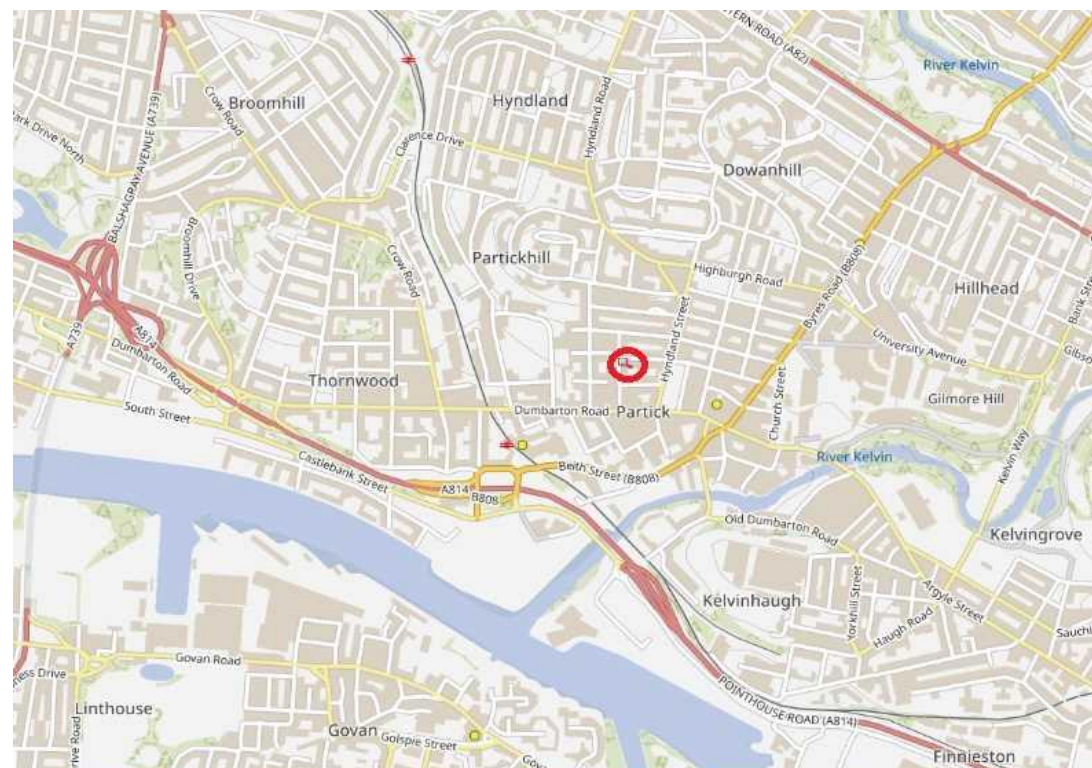
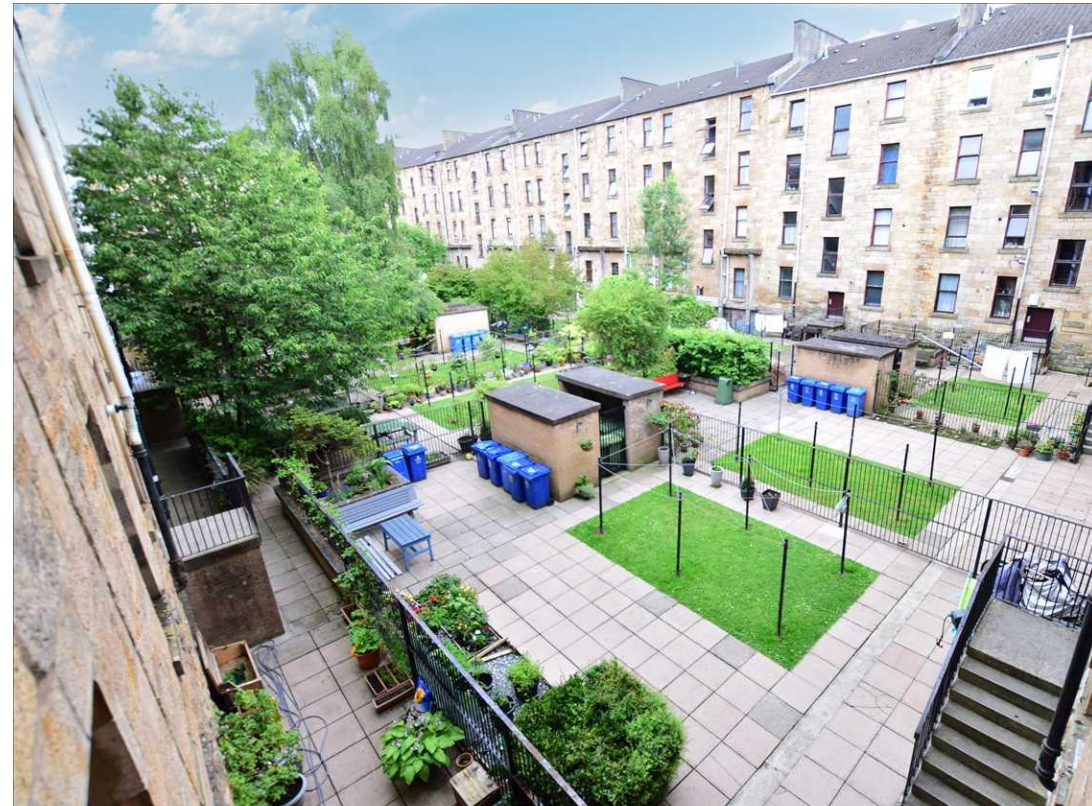
KEY FEATURES

- First floor traditional tenement style flat
- 1 bedroom
- Bright lounge with space for dining and feature fireplace
- Good sized kitchen
- Tiled bathroom suite
- Security entry
- Communal garden. Lots of on street parking available
- Close to amenities, train and subway stations with easy access to the West end, city centre and M8 motorway
- Great opportunity to put your own stamp and decor touches to a desirable flat in a great location
- COUNCIL TAX BAND: C - EPC RATING:C

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Stewartville Street, Glasgow, G11 5PJ

Move On are delighted to present to the market this 1 bedroom, 1st floor flat in Glasgow - Stewartville Street.

This is a great opportunity to put your own stamp and decor touches to a fantastic, traditional tenement style flat in a great location. The accommodation features: A bright lounge with neutral decor, feature fireplace and space for dining; great sized kitchen; double bedroom, and a tiled bathroom with shower over the bath. There is gas central heating and double glazing.

Externally there are communal gardens to the rear; and to the front there is ample on-street parking available.

Stewartville Street is located in the Partick area of Glasgow, within easy reach of local amenities and Glasgow City Centre, shop, bars, restaurants, supermarkets, schools and universities. For those commuting, Partick Train Station and Underground, as well as Kelvinhall and Hillhead are within walking distance, and there is easy access to the M8 motorway.



ROOM MEASUREMENT

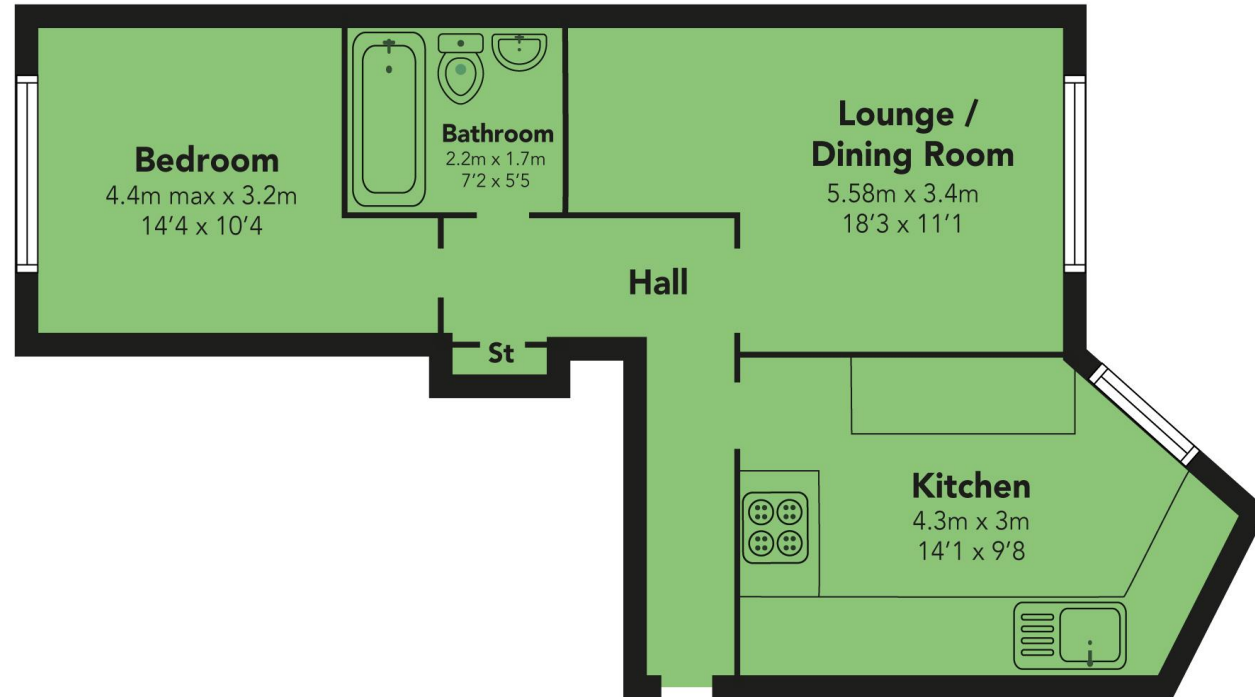
Lounge / Dining:
53.58m (175' 9") x 3.40m (11' 2")

Kitchen:
4.30m (14' 1") x 3.00m (9' 10")

Bedroom:
4.40m (14' 5") x 3.20m (10' 6")

Bathroom:
2.20m (7' 3") x 1.70m (5' 7")

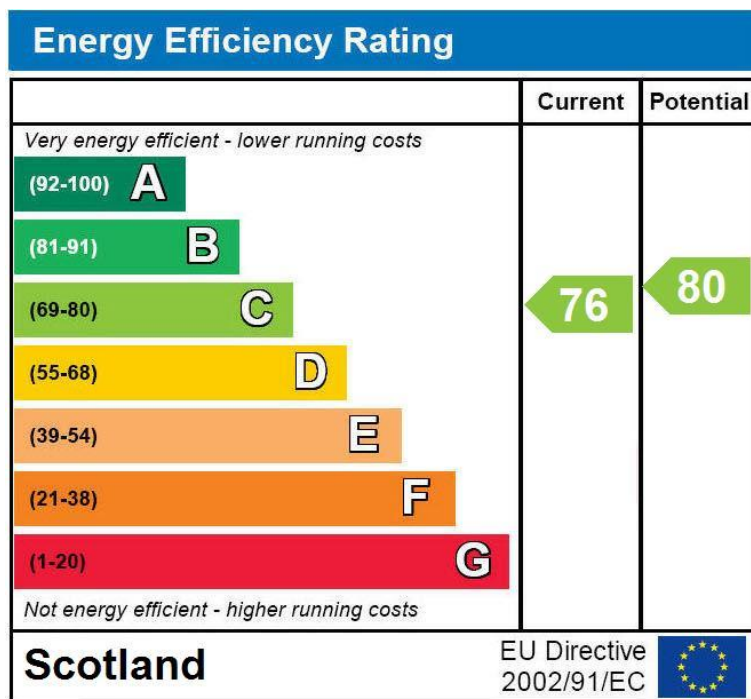
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Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd 

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.

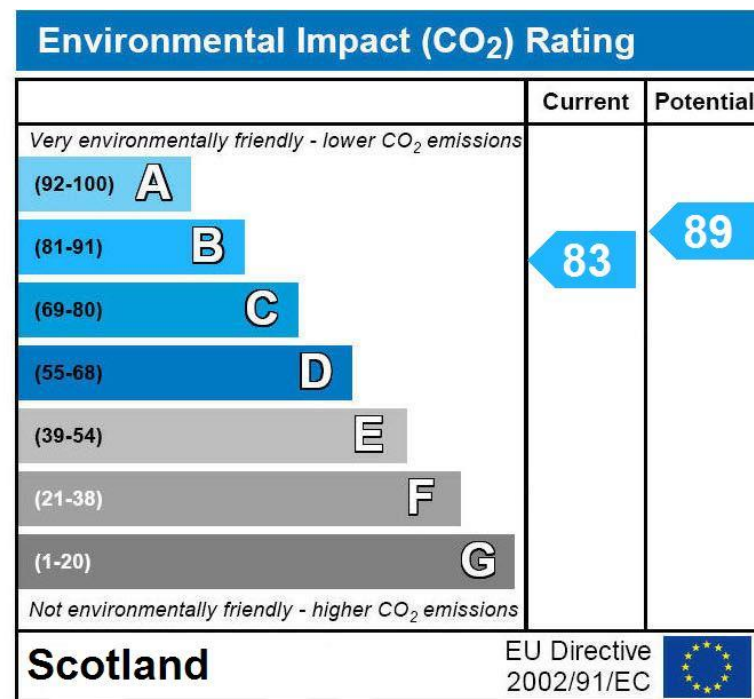


Energy Efficiency Rating

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 (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 B (83)**. 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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