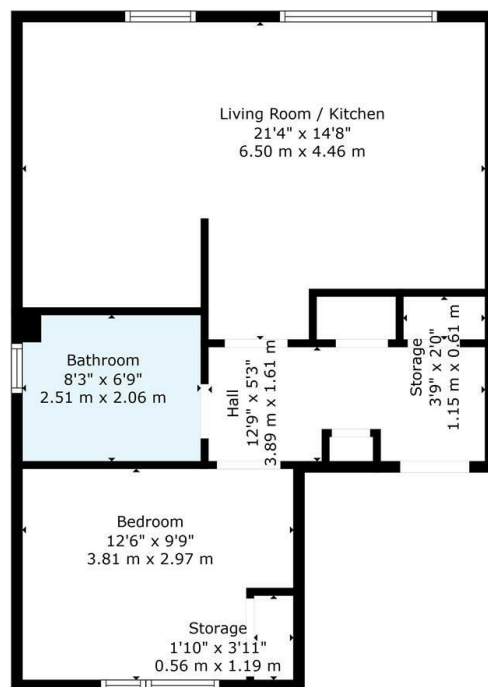




## 4/1, 38 Oban Drive, Glasgow, G20 6LR

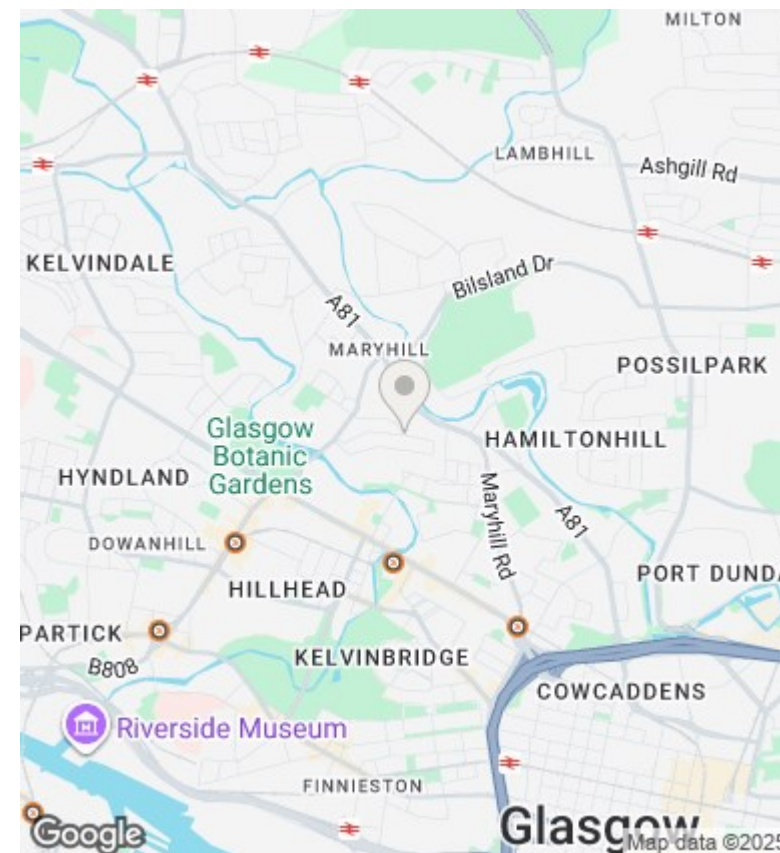
Offers Over £165,000

- Modern 4th floor apartment
- Elevator
- Open plan kitchen/diner/living room
- Stylish presentation
- Allocated residents parking
- EER- B
- Lovely Aspects
- Excellent North Kelvinside location



**TOTAL: 536 sq. ft, 50 m<sup>2</sup>**  
 FLOOR 1: 536 sq. ft, 50 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 15 sq. ft, 2 m<sup>2</sup>, UNDEFINED: 7 sq. ft, 1 m<sup>2</sup>  
 WALLS: 52 sq. ft, 4 m<sup>2</sup>

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

## Council Tax Band

C

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	