



4/2, 822 Maryhill Road, Glasgow, G20 7TB

Offers Over £145,000

- Contemporary fourth floor flat
- Underground Parking
- 2 Double bedrooms
- EER Band
- Elevated views over Forth and Clyde Canal
- Secure door entry system
- Two generously proportioned bedrooms
- North Kelvinside location
- Open plan lounge / Fitted kitchen
- Modern bathroom & en-suite shower room

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Well-presented fourth floor two-bedroom modern flat offering spacious and well-presented accommodation and benefiting from sunny balcony overlooking the Fourth and Clyde Canal also with allocated underground residents parking. The excellent location, close to Queen Margaret Drive, is so convenient for easy access to West End, City Centre, motorway links, public transport, shopping, schooling, Glasgow University, and a host of amenities all close by.



Council Tax Band: E



The smart interior comprises welcoming hallway with deep storage cupboard off, spacious, and bright double aspect living room with access to sunny balcony, space to dine and semi open plan to well fitted kitchen. The kitchen is fitted with an ample range of floor and wall mounted units, integrated oven, hob, hood, fridge freezer and washing dryer. There are two double bedrooms to the rear both with fitted storage and pleasant leafy outlook to canal, the master benefiting from ensuite shower room off. The main bathroom has three-piece suite. Both have been upgraded with new tiling. The flat is further enhanced by engineered wood flooring throughout.

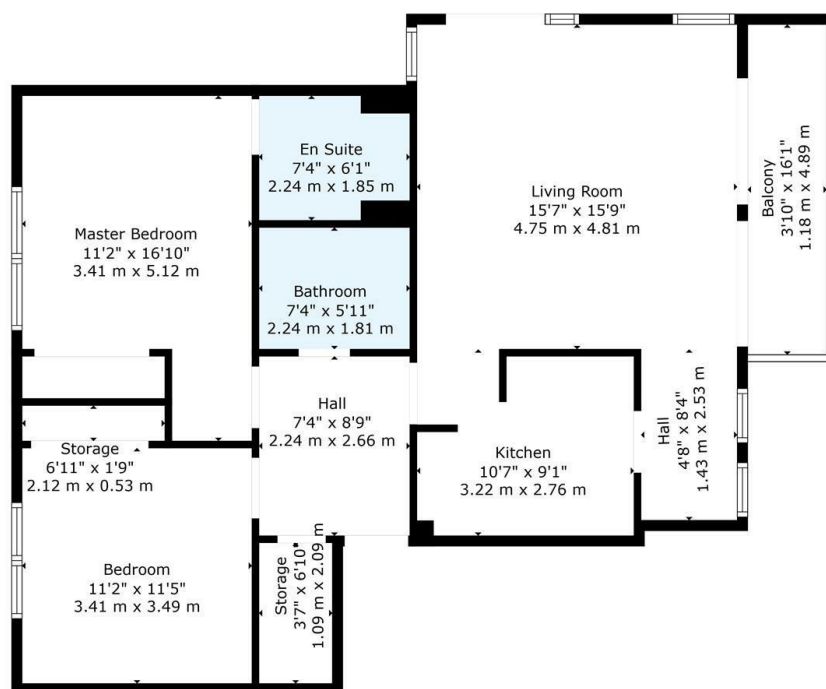
Gas central heating, double glazing, allocated underground parking and sunny balcony complete the appeal of this beautiful flat.

Viewings: Arranged by appointment to confirm please call 0141 726 2111.

Home Report: Available on request

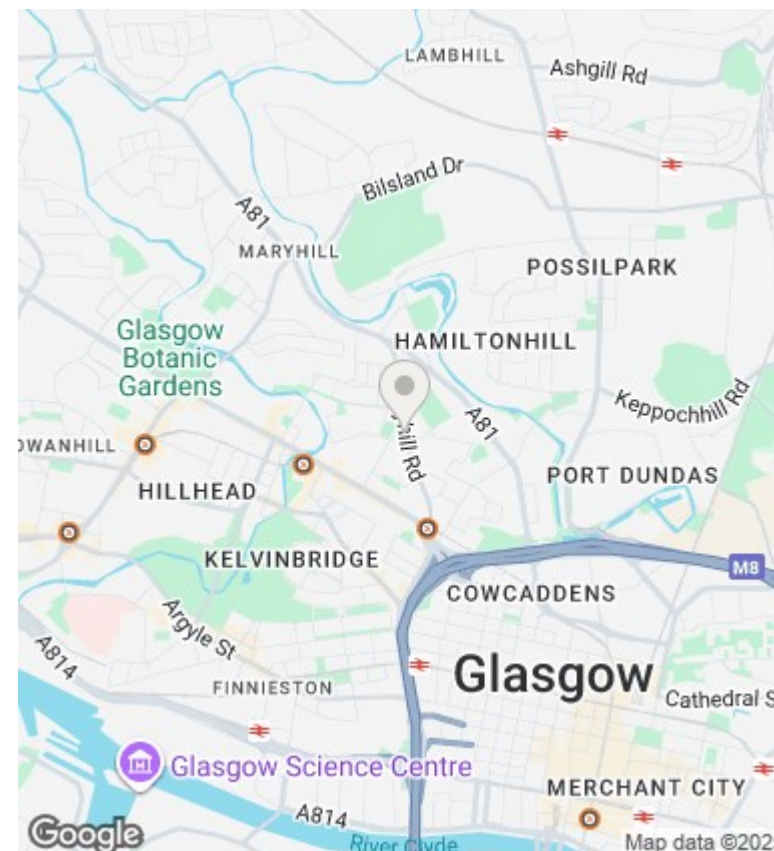






TOTAL: 866 sq. ft, 80 m²
 FLOOR 1: 866 sq. ft, 80 m²
 EXCLUDED AREAS: STORAGE: 36 sq. ft, 3 m², BALCONY: 62 sq. ft, 6 m²
 WALLS: 71 sq. ft, 7 m²

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



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	