



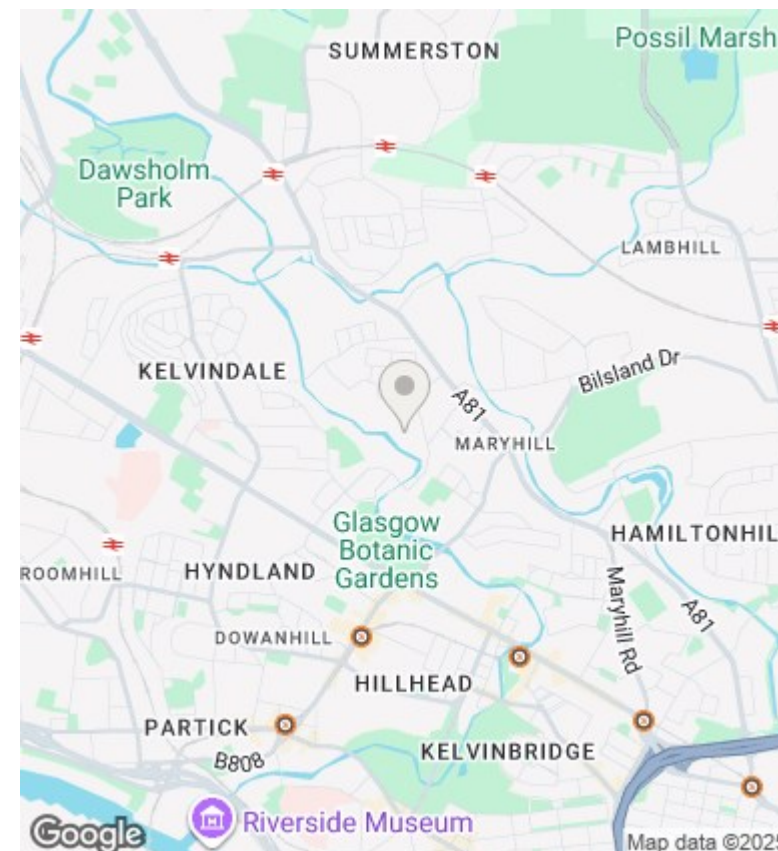
Flat 1/1 12 Garrioch Drive, Glasgow, G20 8RS

Offers Over £260,000

- North Kelvinside location
- Lovely communal gardens
- Modern Bathroom
- Bay window lounge
- Overlooking Kelvin Walkway
- EPC Band C
- Dining sized Kitchen
- Two double sized bedrooms



TOTAL: 1036 sq. ft, 96 m²
FLOOR 1: 1036 sq. ft, 96 m²
 EXCLUDED AREAS: STORAGE: 9 sq. ft, 1 m², FIREPLACE: 9 sq. ft, 1 m², WALLS: 96 sq. ft, 9 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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	