



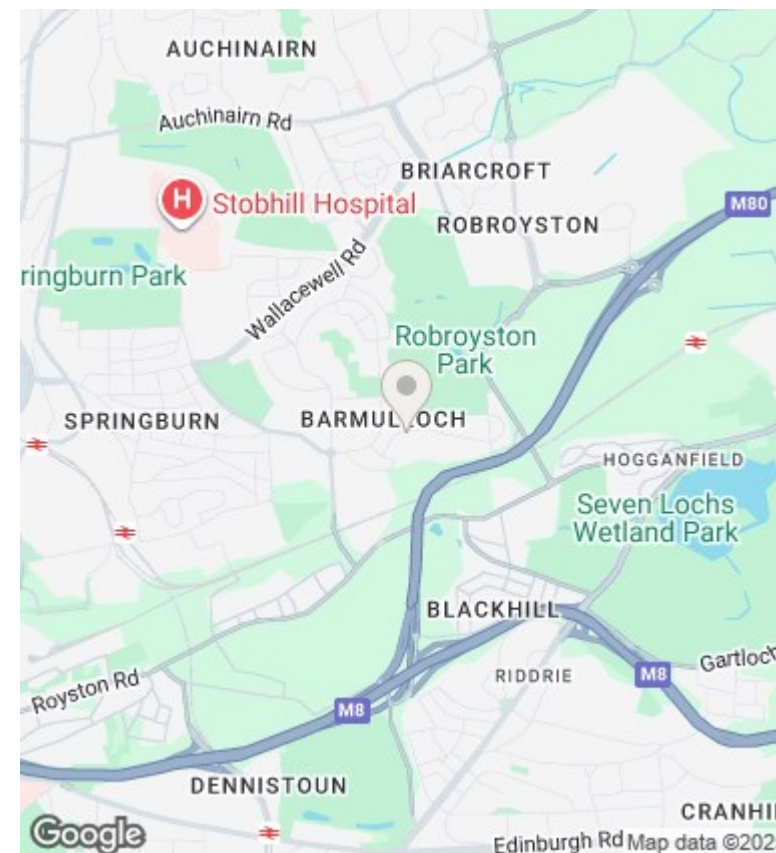
## 111 Zena Street, Glasgow, G33 1JA

Offers Over £100,000

- Spacious upper cottage flat with Main door access
- Large garden to the rear
- Lounge/Diner
- Three large double bedrooms
- Gas central heating and double glazing
- EER Band C
- Well presented kitchen and bathroom
- Conveniently placed for Robroyston retail park



**TOTAL: 956 sq. ft, 89 m<sup>2</sup>**  
 BELOW GRADE: 62 sq. ft, 6 m<sup>2</sup>, FLOOR 2: 894 sq. ft, 83 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 8 sq. ft, 1 m<sup>2</sup>, OPEN TO BELOW: 10 sq. ft, 1 m<sup>2</sup>, WALLS: 83 sq. ft, 7 m<sup>2</sup>  
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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 76        |
| (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 |           |