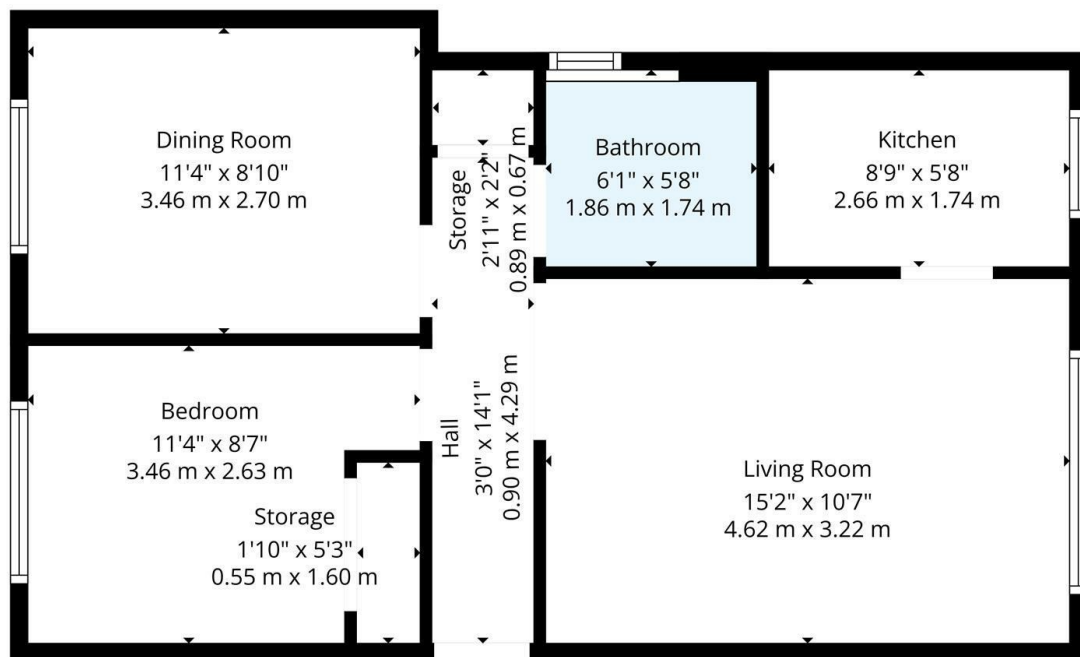




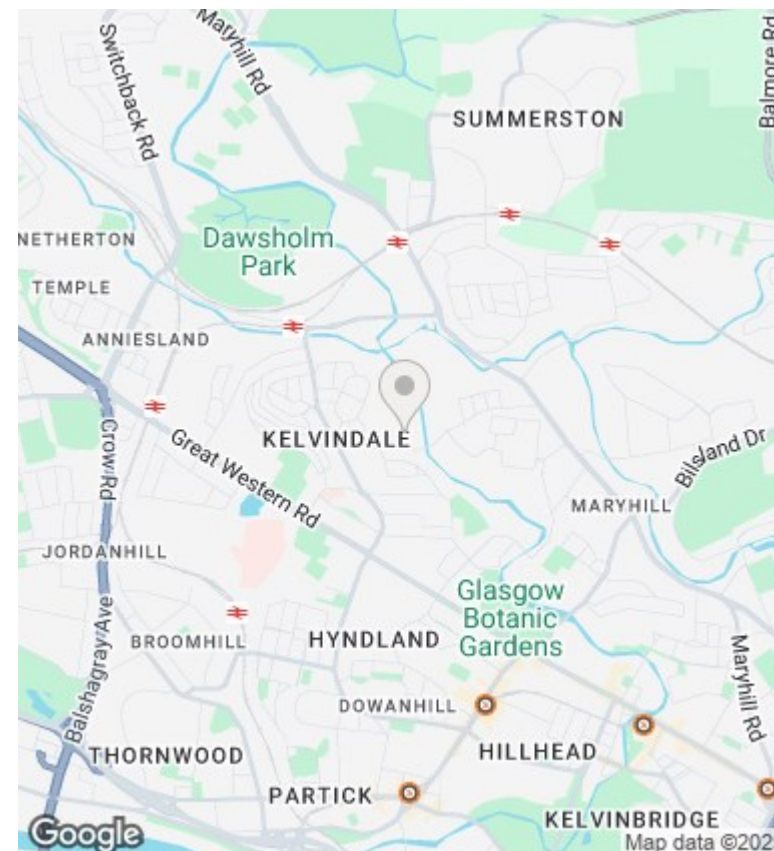
0/2, 2 Fortingall Avenue, Glasgow, G12 0LR

Offers Over £130,000

- Two Bedroom Ground floor Flat
- Residents parking
- Electric heating and DG windows
- Kelvindale location
- Immaculate condition throughout
- EER Band E
- Quiet development
- Modern Kitchen and Shower Room



TOTAL: 498 sq. ft, 46 m²
 FLOOR 1: 498 sq. ft, 46 m²
 EXCLUDED AREAS: STORAGE: 16 sq. ft, 2 m², WALLS: 49 sq. ft, 5 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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	