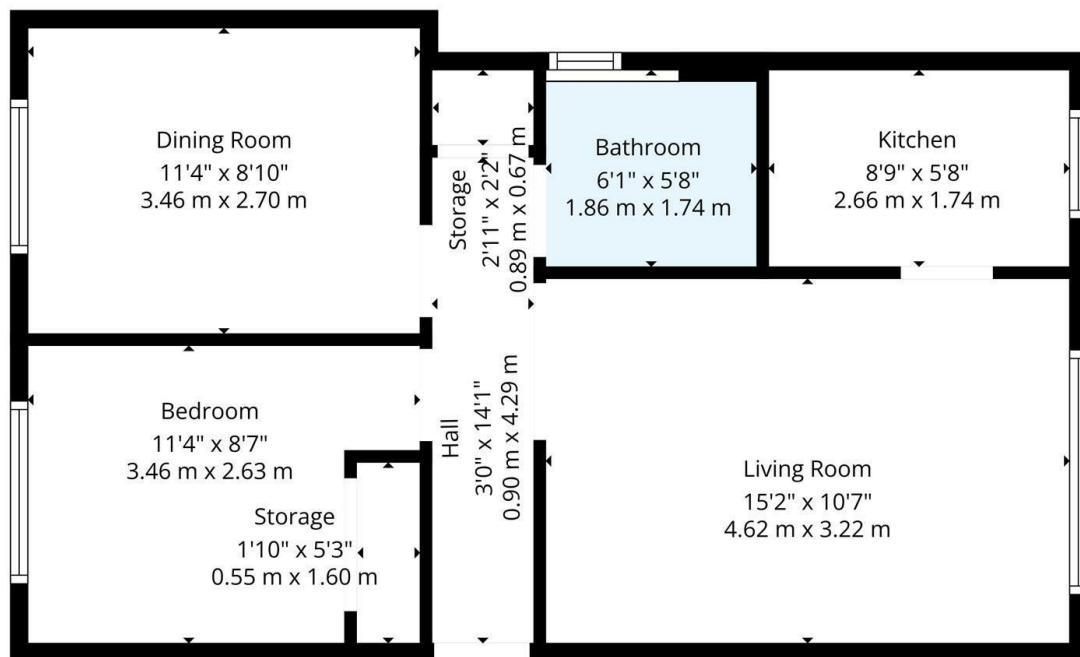




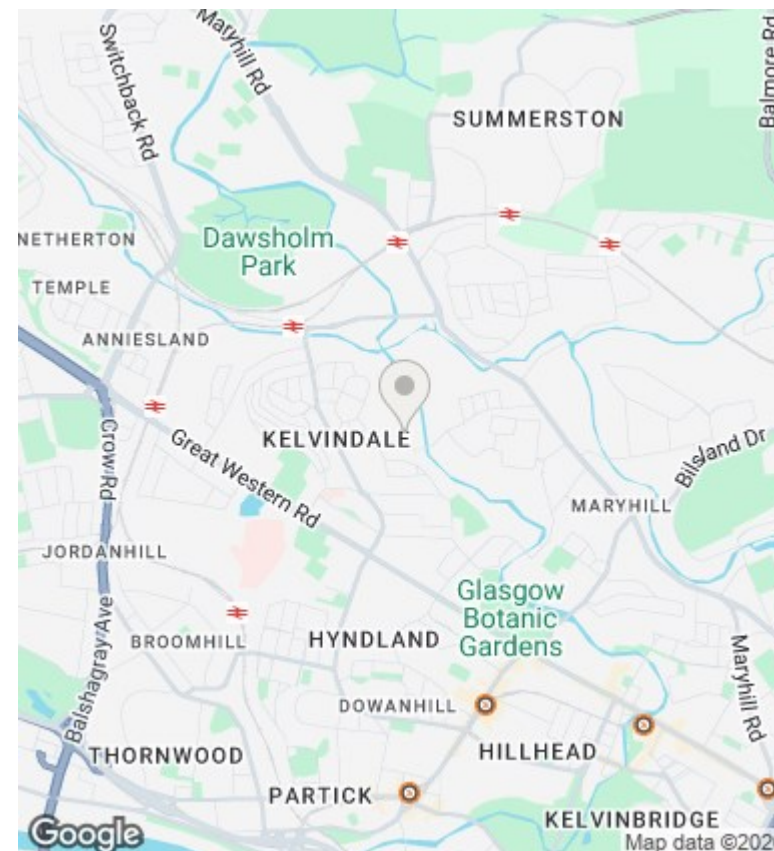
## 0/2, 2 Fortingall Avenue, Glasgow, G12 0LR

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 m<sup>2</sup>  
FLOOR 1: 498 sq. ft, 46 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 16 sq. ft, 2 m<sup>2</sup>, WALLS: 49 sq. ft, 5 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:

E

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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	