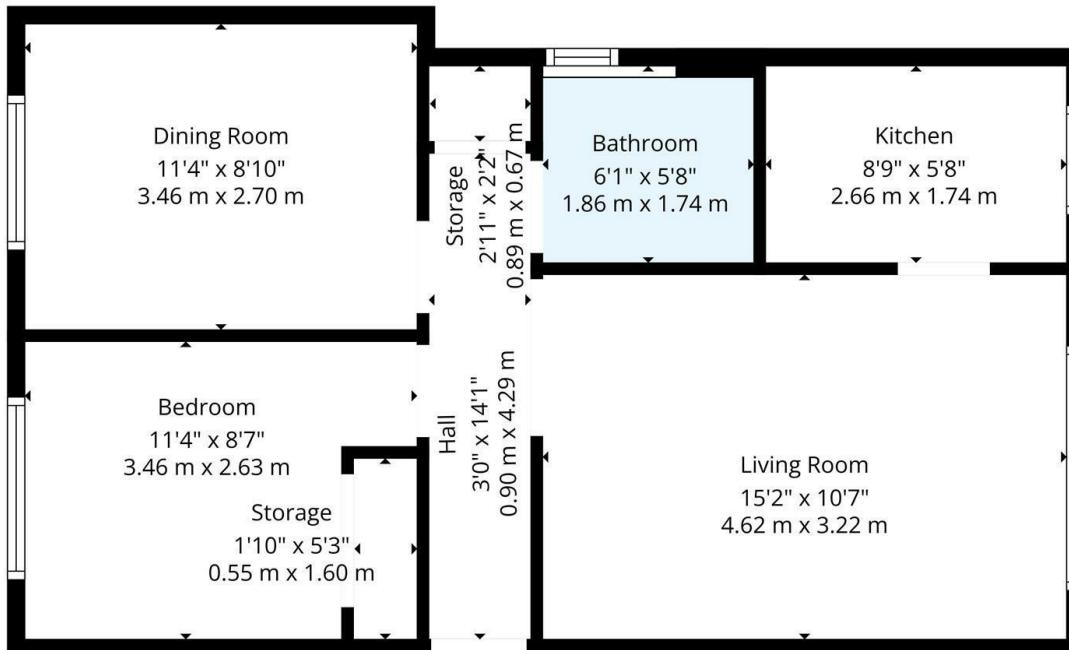




0/2, 2 Fortingall Avenue, Glasgow, G12 0LR

Offers Over £130,000

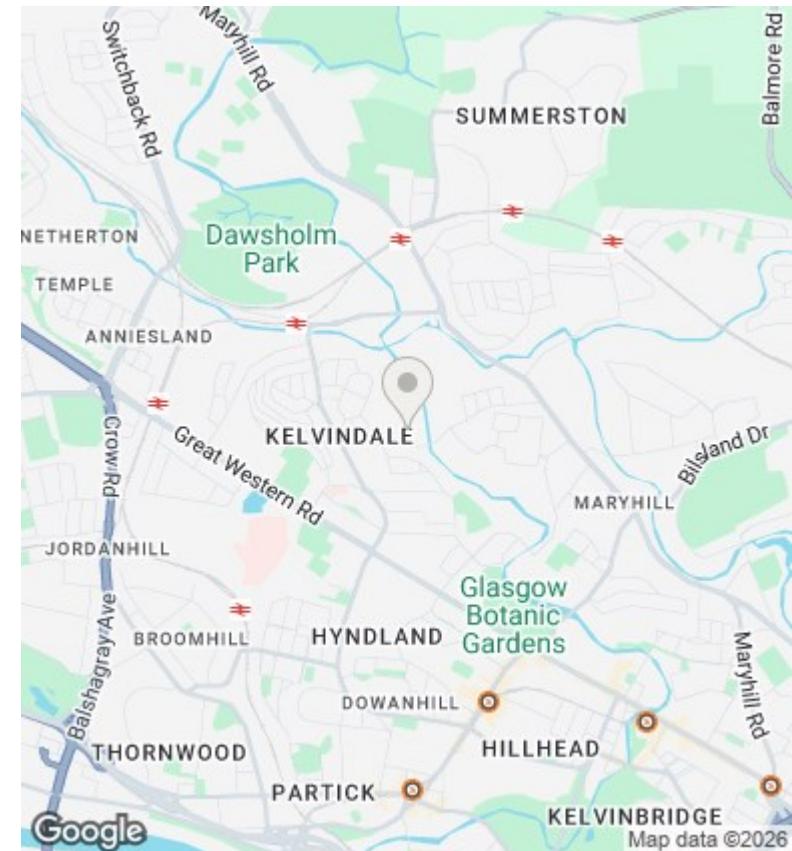
- Two Bedroom Ground floor Flat
- Residents parking
- Electric heating and DG windows
- Kelvindale location
- Immaculate condition throughout
- EER Band E
- Quiet development
- Modern Kitchen and Shower Room



CODA
ESTATES

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	