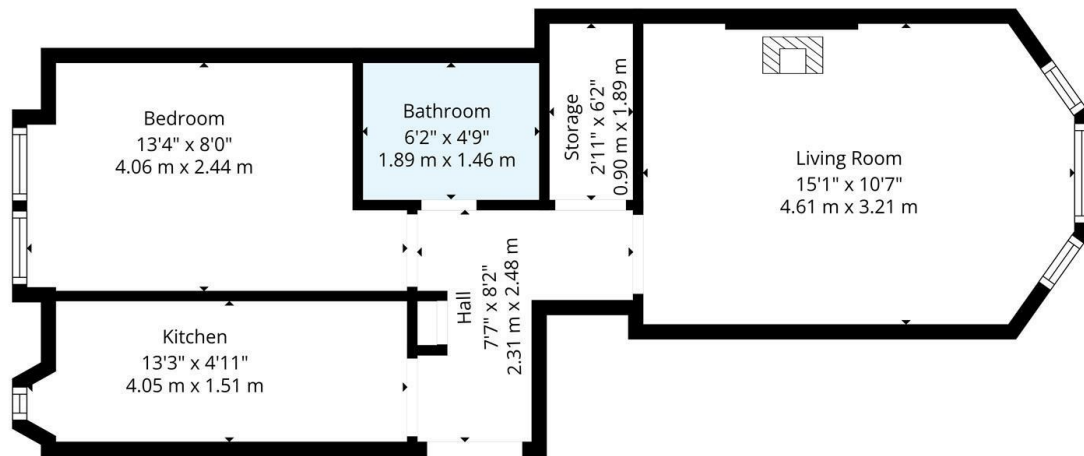




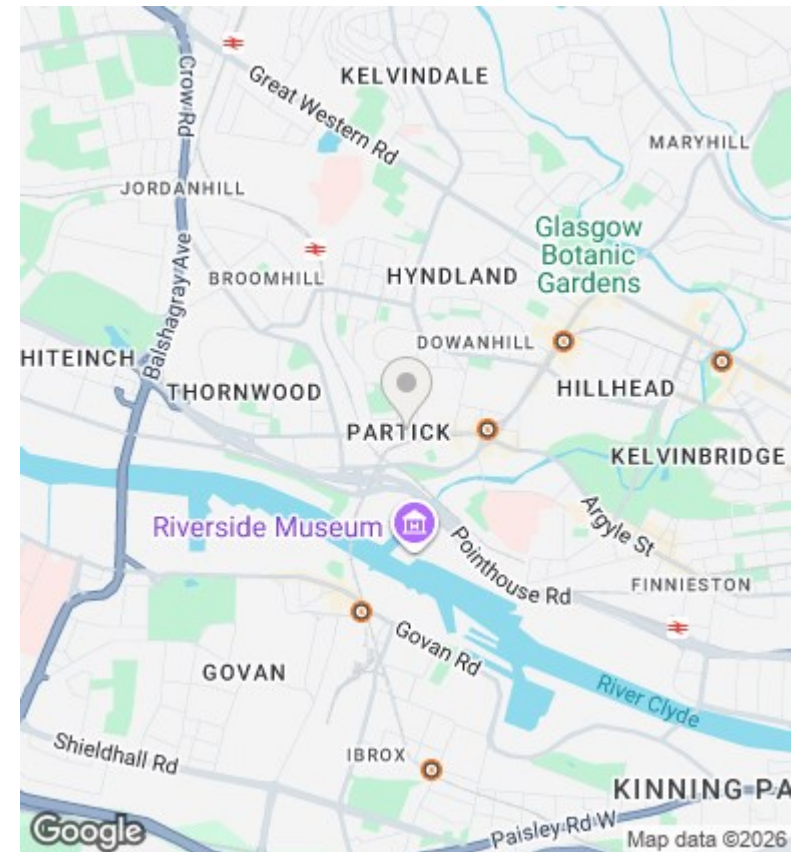
## 2/1, 321 Dumbarton Road, Glasgow, G11 6AL

Offers Over £130,000

- Traditional second floor Flat
- Well equipped kitchen
- Excellent West End location
- Bay window Lounge
- Bathroom with over bath shower
- EER Band C
- Double sized bedroom
- DG and GCH



**TOTAL: 401 sq. ft, 37 m<sup>2</sup>**  
 1st floor: 401 sq. ft, 37 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 19 sq. ft, 2 m<sup>2</sup>, WALLS: 50 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:

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>	73	77
(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	