



Directions

Viewings

Viewings by arrangement only. Call 0141 334 3670 to make an appointment.

EPC Rating

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



102 flat 3-1 Kingspark Road, Glasgow, G44 4SX  
£1,300

# 102 flat 3-1 Kingspark Road, Glasgow G44 4SX

Ross & Liddell Lettings are delighted to offer to the rental market this FURNISHED OR UNFURNISHED Upper Modern 3 Bedroom Apartment which is located within a popular part of Mount Florida by Cathcart in Glasgow's Southside.

The well-presented apartment comprises, Welcoming reception Hallway with ample storage, Spacious Lounge, Modern Kitchen, Family Bathroom with shower, and 3 Bedrooms with the master ensuite.

Additional benefits include gas central heating, double glazing, security entry, residents private parking and well-maintained communal gardens to the rear.

The flat enjoys a sought-after location which is popular due to excellent local amenities. There are a wide range of amenities which surround, including good local college, schools and nurseries, shops, café's, supermarkets, local parks and walks and sports and recreational facilities. Both Kings Park and Mount Florida Train Stations are a short walk away, many local buses can be found taking a short time into Glasgow City Centre and surrounding area

EPC Rate C  
Landlord Registration Number 533863/260/13112  
Agents Registration Number LARN1805012  
Council Tax Band E

 3

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Council Tax Band: E

