



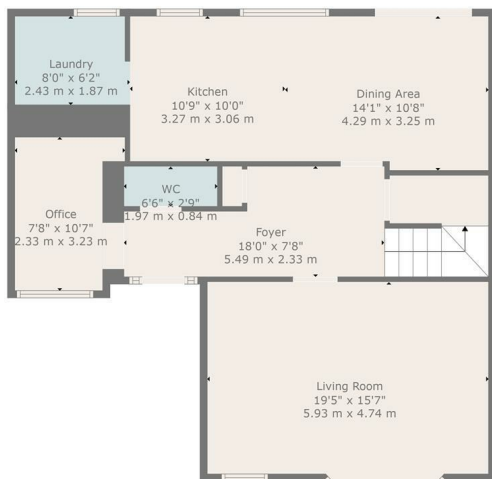
HEMMINGS HOMES

FIXED ASKING PRICE

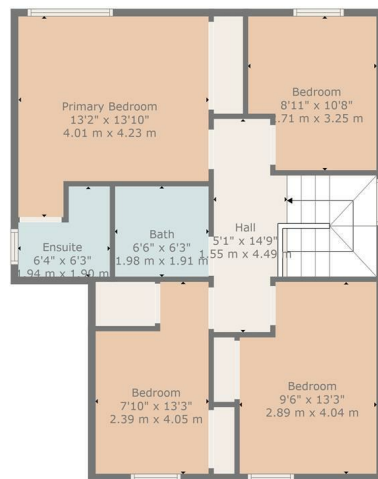
**£310,000**

**Aursbridge Drive**

Glasgow, G78 2TH



Floor 1



Floor 2



**TOTAL: 1588 sq. ft, 147 m<sup>2</sup>**  
**FLOOR 1: 876 sq. ft, 81 m<sup>2</sup>, FLOOR 2: 712 sq. ft, 66 m<sup>2</sup>**  
**EXCLUDED AREAS: WALLS: 124 sq. ft, 12 m<sup>2</sup>**  
 Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



| 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>                            |                         |           |
| (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>                             | 74                      | 80        |
|                                             | EU Directive 2002/91/EC |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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