



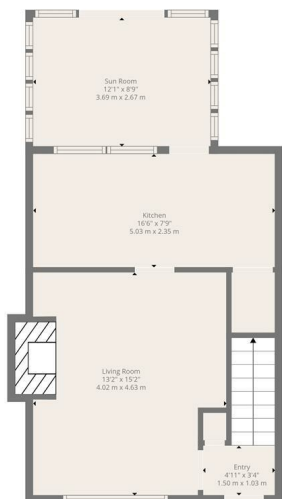
HEMMINGS HOMES

OFFERS OVER

£125,000

Braemar Road

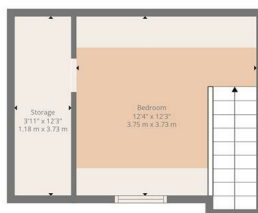
Glasgow, G73 5LQ



Ground Floor



1st Floor



2nd Floor

2



1



2



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

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	

70 79



TOTAL: 993 sq. ft, 93 m2
Ground floor: 495 sq. ft, 46 m2, 1st floor: 385 sq. ft, 36 m2, 2nd floor: 113 sq. ft, 11 m2
EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m2, LOW CEILING: 60 sq. ft, 6 m2, STORAGE: 32 sq. ft, 3 m2,
WALLS: 124 sq. ft, 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



HEMMINGS HOMES

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