

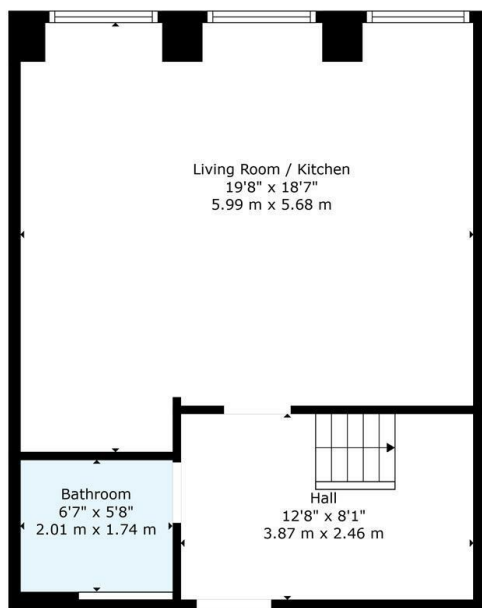


309, 95 Morrison Street, Glasgow, G5 8BS

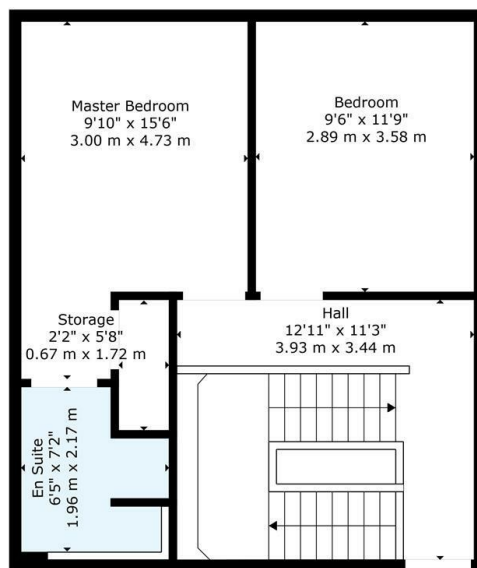
Offers Over £200,000

- Iconic listed Building
- En-suite Shower Room
- Courtyard and Gym
- Set over two floors
- Private Allocated Parking
- EER Band
- Open plan kitchen/Dining/Living space
- Grand Entrance lobby





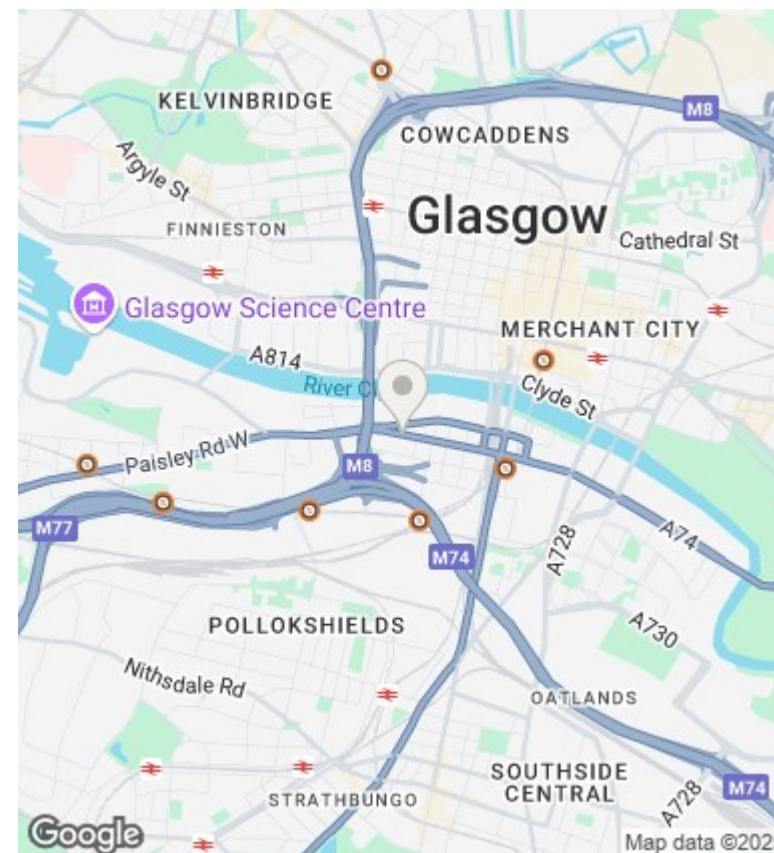
Floor 1



Floor 2



**TOTAL: 938 sq. ft, 87 m<sup>2</sup>**  
 FLOOR 1: 492 sq. ft, 46 m<sup>2</sup>, FLOOR 2: 446 sq. ft, 41 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 12 sq. ft, 1 m<sup>2</sup>  
 WALLS: 89 sq. ft, 9 m<sup>2</sup>  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## Council Tax Band

## EPC Rating:

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>	EU Directive 2002/91/EC	