



## Apt 5 Flat 1-2, 48 Gartloch Way, Gartcosh Village, Glasgow, G69 8FH

Fixed Asking Price £249,995

- Show Home Now Open !!!
- Prestigious Development - Bespoke Open Plan Living
- Personal 1:1 Sales Appointments
- Close To Local Amenities
- Plot 5 - Luxury First Floor Apartment
- Master Bedroom Ensuite
- 10 Year Structural Warranty
- Exceptionally Spacious with High Ceilings
- The Perfect Fusion of Traditional & Contemporary Design
- Completion Date Autumn 2025

## Apartment 5 & 9

- Apartment 5 - First Floor
- Apartment 9 - Second Floor
- Two Bedroom
- Open Plan Living/Dining/Kitchen
- Master En-Suite

### Dimensions -

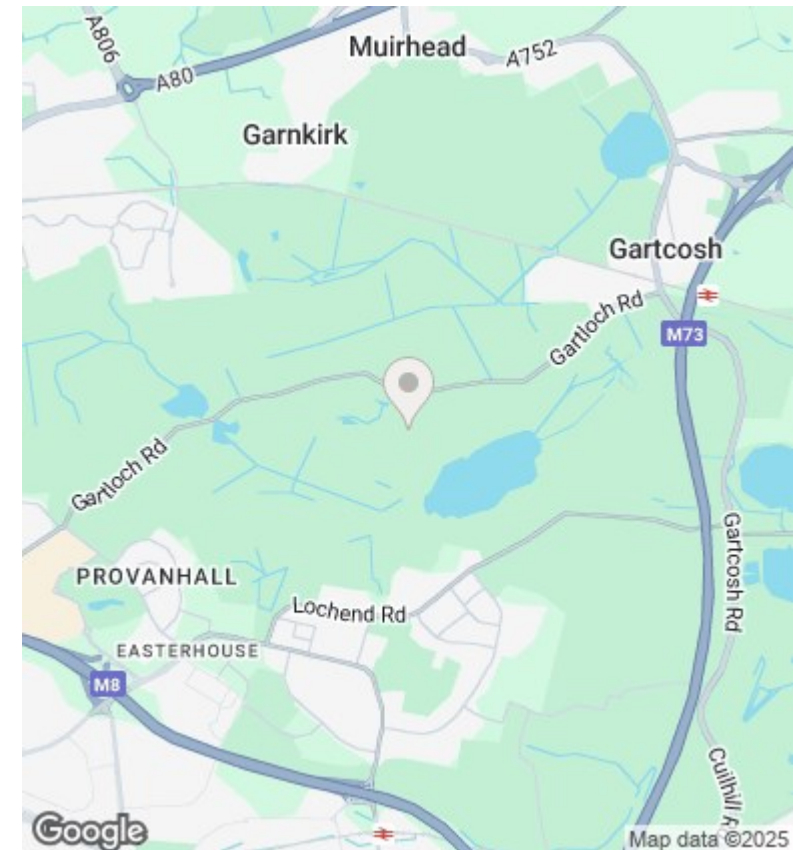
Living / Dining	-	5.26m x 5.17m
Kitchen	-	3.00m x 2.80m
Bathroom	-	2.54m x 2.54m
Bedroom 1	-	3.03m x 2.95m
En-suite	-	2.30m x 2.12m
Bedroom 2	-	3.24m x 3.07m



Apartment 5 - First Floor  
Apartment 9 - Second Floor



Dimensions and layouts are for guidance only. See full disclaimer on final page of this brochure.



## 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	