



2 Bedrooms

Flat

Offers Over

£135,000

Located in

Glasgow



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# 76 Avenel Road

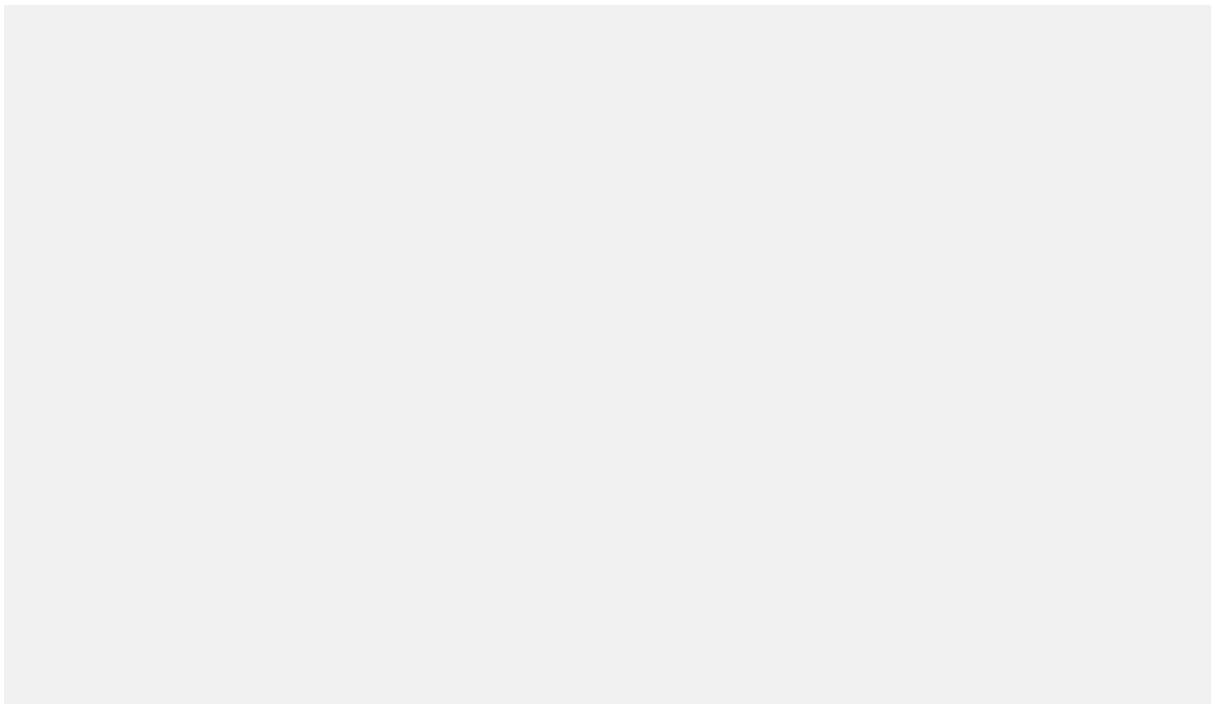
Glasgow | | G13 2PA



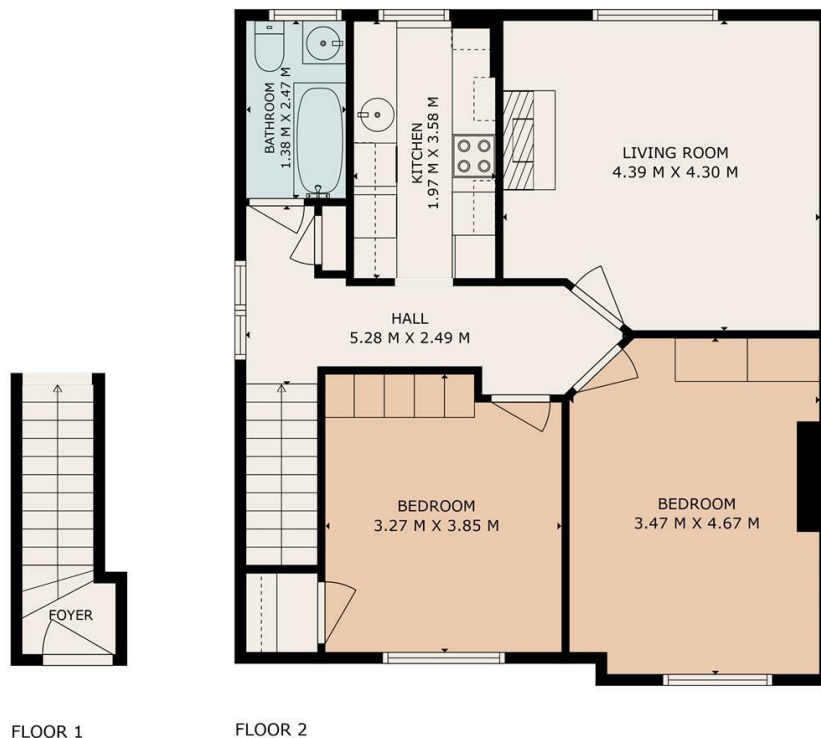
This lovely, well presented upper cottage flat is situated within a highly sought-after locale.

# 76 Avenel Road

£135,000 Freehold







**TOTAL: 75 m<sup>2</sup>**  
FLOOR 1: 4 m<sup>2</sup>, FLOOR 2: 71 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



## Council Tax Band

## Local Authority

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) <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 |           |

130 High Street Dumbarton  
West Dunbartonshire  
G82 1PQ



dumbarton@caledoniabureau.co.uk

01389 771777

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