

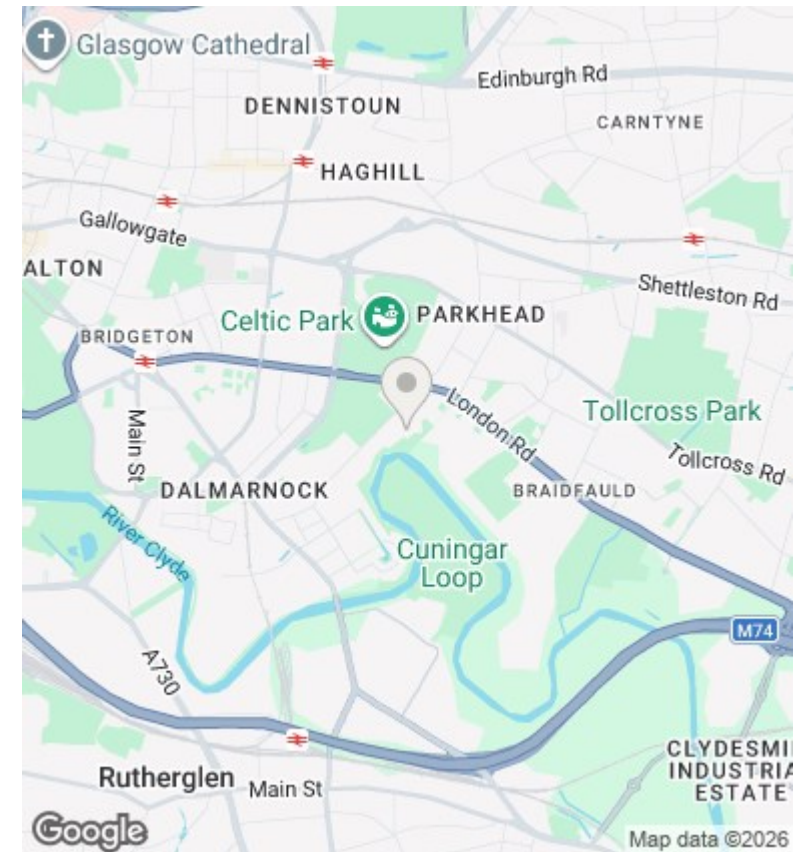


## 8 Manchester Place, Glasgow, G40 3HQ

£950

- Ground floor flat
- Partially furnished
- Naire heat recovery ventiaction system
- Available beginning of August 2026
- Athletes Village
- Private garden
- Close to world class sporting facillies & Cuningar Loop
- Immuclate condition
- Solar panels
- 3 miles east of Glasgow City

## Directions



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

A

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	