



## Flat 1/2,, 80 Riddrie Knowes, Glasgow, G33 2QE

Offers Over £110,000

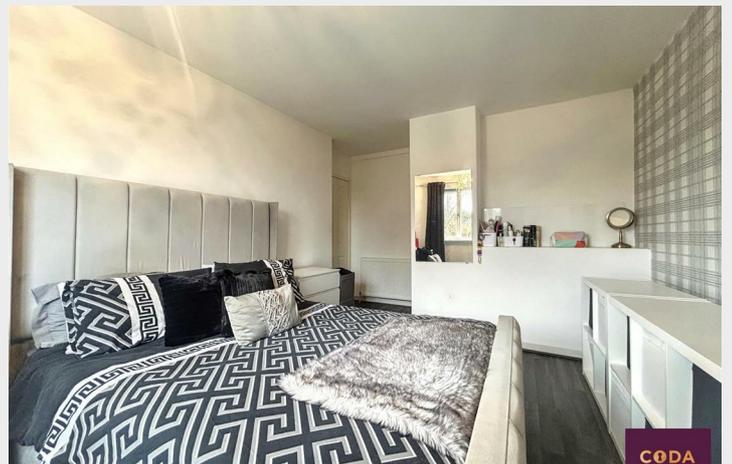
- Spacious accommodation
- Modern bathroom suite
- Quiet location
- Proximity to Motorway Network
- Council Tax Band B
- 3 double bedrooms
- Private balcony
- Excellent storage throughout
- Close to Local Amenities
- EER- B

# 80 Riddrie Knowes, G33 2QE

Positioned in the heart of Riddrie, this impressive first-floor three-bedroom flat offers spacious and well-appointed accommodation, ideal for families, first-time buyers or investors alike.

 3  1  1  B

Council Tax Band: B



Upon entering the property, a welcoming hallway provides access to the main living areas. The generously proportioned living room sits to the front of the building and is flooded with natural light, creating a bright and comfortable space for both relaxing and entertaining.

Also located to the front is the well-equipped kitchen, which features a range of wall-mounted units providing ample storage and workspace. Just off the kitchen, there is access to a private balcony, offering a pleasant outdoor space perfect for enjoying a morning coffee or unwinding at the end of the day.

The property further benefits from three well-proportioned double bedrooms, each offering comfortable accommodation and flexibility for family living, guests or home working. Completing the accommodation is a modern family bathroom fitted with a contemporary suite.

Additional benefits include excellent storage throughout the property, enhancing the practicality of this spacious home.

Early viewing is highly recommended to fully appreciate the size, layout and convenient location of this attractive property.

Within walking distance to the main bus routes and within a five minute drive of the M8, you are perfectly located for commuting into Glasgow City Centre and across the central belt. The Forge shopping centre and retail park is within a ten minute drive providing great shopping, entertainment facilities, restaurants and cafes.

Viewings: Arranged Strictly By Appointment

Council Tax: Glasgow City Band B

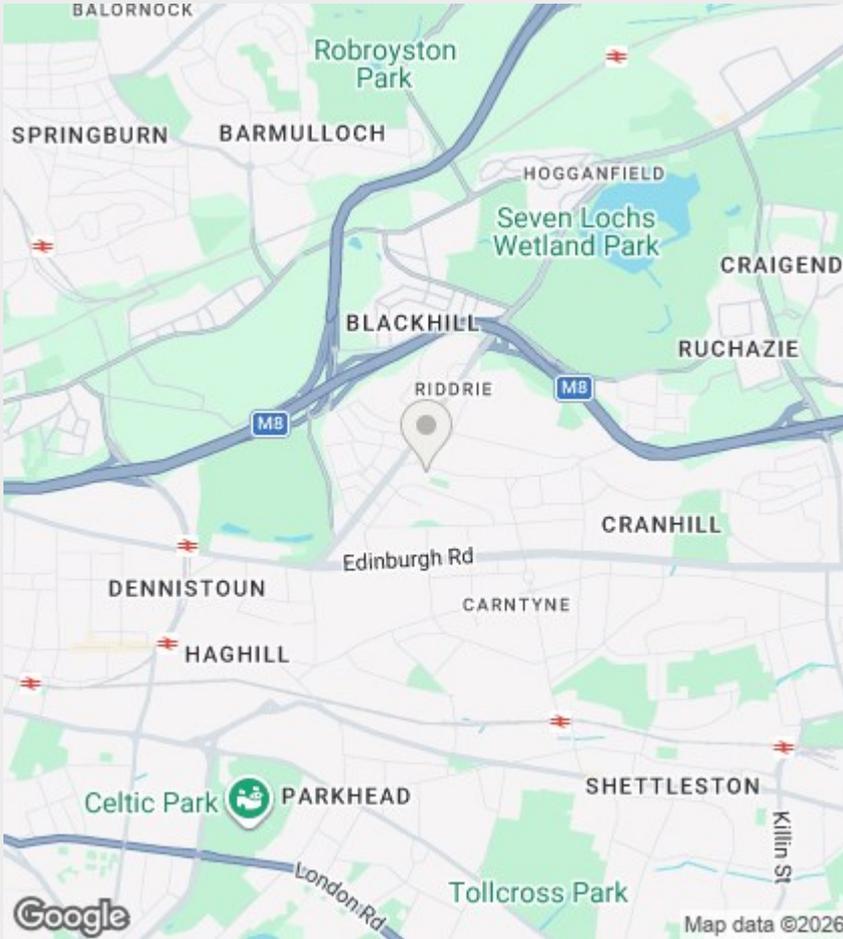
EER: Rating B

Home Report: Available on request

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.







## Directions

## Viewings

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

## EPC Rating:

B

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

