



HEMMINGS HOMES

OFFERS OVER

£320,000

Ell Crescent

Glasgow, G72 8ZJ



TOTAL: 1102 sq. ft, 102 m²
 Ground floor: 551 sq. ft, 51 m², 1st floor: 551 sq. ft, 51 m²
 EXCLUDED AREAS: GARAGE: 343 sq. ft, 32 m², PORCH: 11 sq. ft, 1 m², PATIO: 50 sq. ft, 5 m²,
 WALLS: 138 sq. ft, 13 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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 3 
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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



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