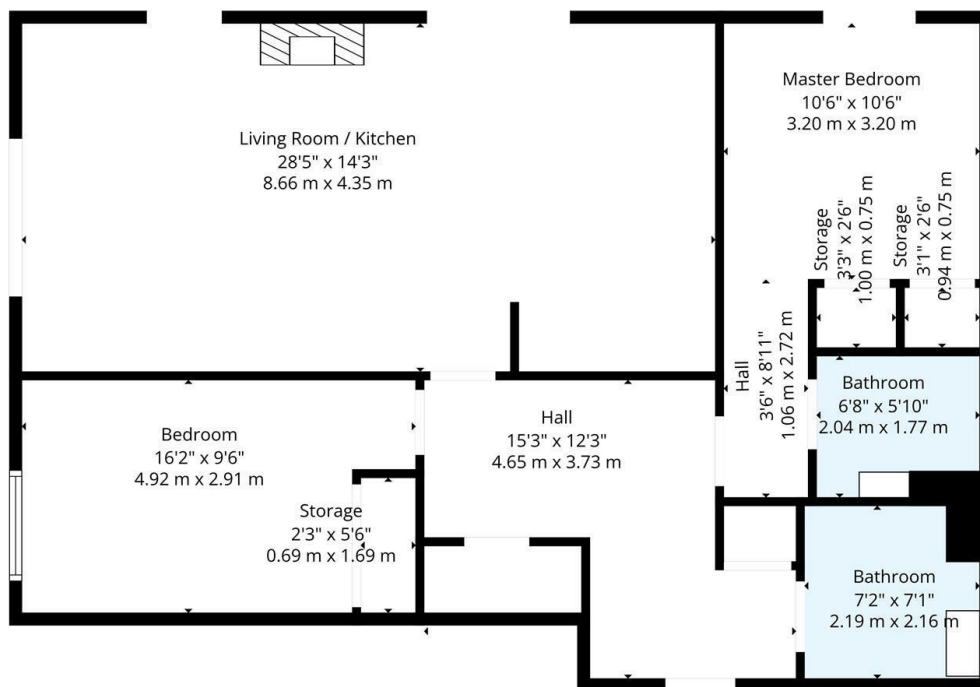


## 9/2 B, 350 Argyle Street, Glasgow, G2 8ND

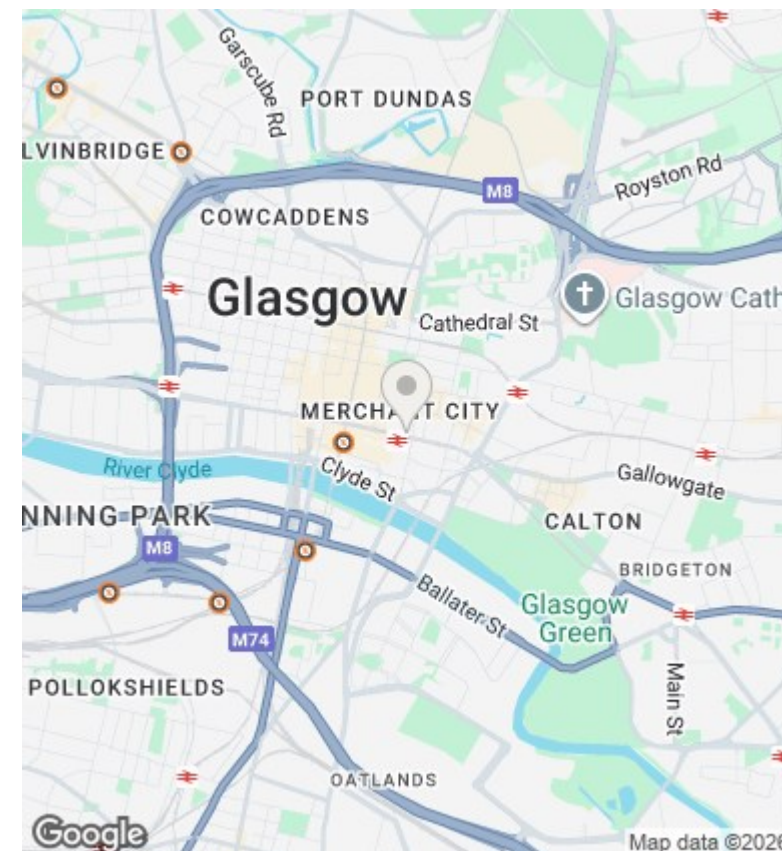
Offers Over £235,000

- Situated on Argyle Street close to Central station and Financial district
- 9th floor position with southern aspects producing lots of natural light
- Dual aspect Living area with two Juliette balconies
- EER Band D
- Underground Residents Parking available
- Lift access
- Two double bedrooms with master en-suite shower room
- Corner Location offering excellent views
- Open plan living/dining/kitchen
- Separate main Bathroom





**TOTAL: 961 sq. ft, 89 m2**  
1st floor: 961 sq. ft, 89 m2  
EXCLUDED AREAS: STORAGE: 30 sq. ft, 3 m2, WALLS: 67 sq. ft, 6 m2  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

## Council Tax Band

E

## EPC Rating:

D

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>	62	65
(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	