



12 Cluny Gardens, Jordanhill, Glasgow, G14 9JU

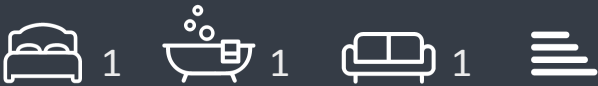
Offers Over £95,000

# 12 Cluny Gardens, Glasgow G14 9JU

A seldom available, first floor RETIREMENT flat set in a popular development surrounded by greenery. The property has a wardens service and is very well maintained throughout. The communal gardens are a great place to relax outside in fine weather without any busy traffic nearby.

The internal accommodation comprises; entrance hall with storage cupboard off, good sized master bedroom with walk-in wardrobe, large lounge and storage cupboard off, modern fitted kitchen and bathroom. The specification of the property includes electric heating and double glazing. There is also a private residential car park.

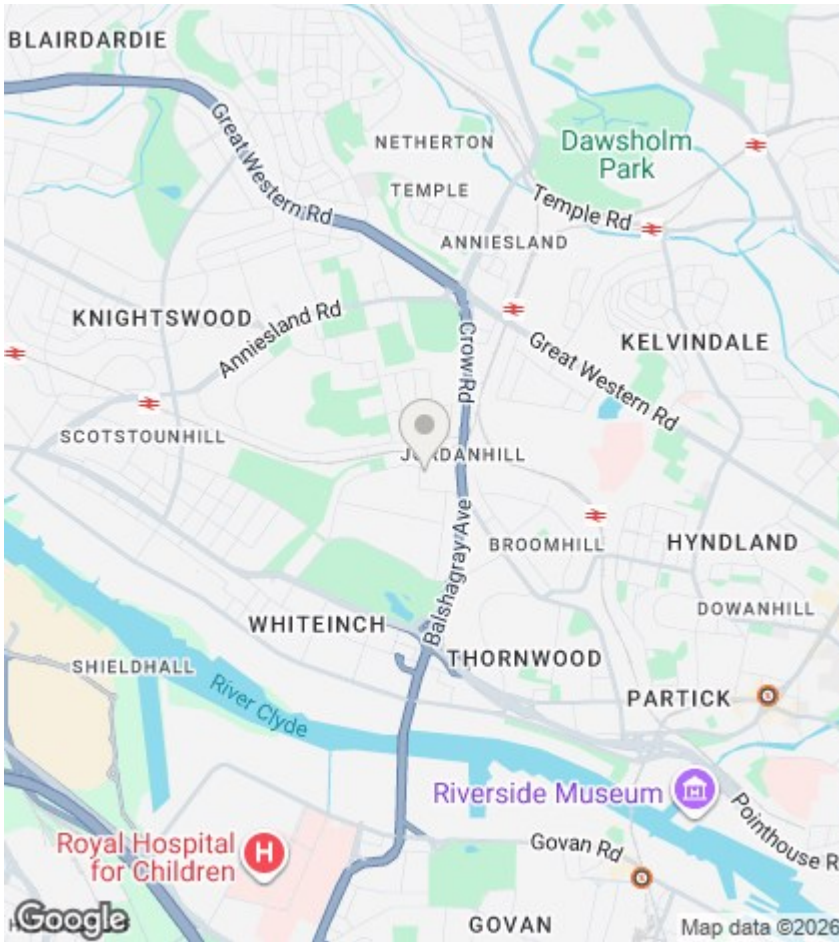
This quiet development is just ten minutes' walk from the main entrance to Victoria Park offering local residents a wonderful outdoor amenity, it is also perfectly placed for local shopping on Crow Road, including Crow Road Retail Park, Anniesland Cross together with excellent road and public transport links to the City and beyond !



Council Tax Band: C







### Directions

### Viewings

Viewings by arrangement only. Call to make an appointment.

### EPC Rating:

| 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 |   |                         |           |
| <b>Scotland</b>                             |   | EU Directive 2002/91/EC |           |

