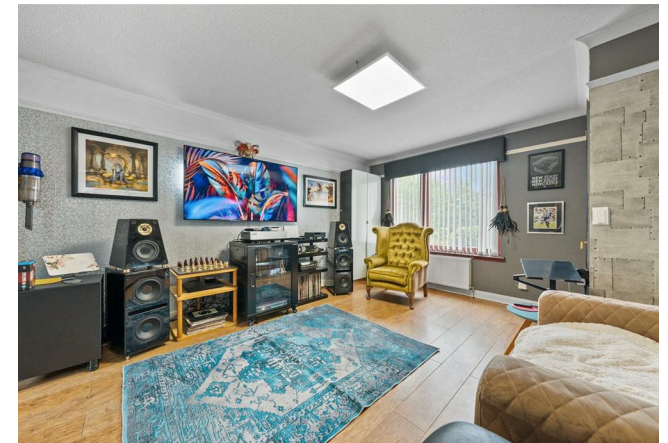




OFFERS OVER  
**£215,000**  
**Library Gardens**  
Glasgow, G72 8AL



**TOTAL: 72 m<sup>2</sup>**  
 Ground floor: 36 m<sup>2</sup>, 1st floor: 36 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 8 m<sup>2</sup>



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		76	81
	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



**OFFICE ADDRESS**  
 376 Brandon Street  
 Motherwell  
 North Lanarkshire  
 ML1 1XA

**OFFICE DETAILS**  
 01698 263413  
 enquiries@hemmingshomes.co.uk  
 hemmingshomes.co.uk