



Flat 0/1, 176 Earl Street, Scotstoun, Glasgow, G14 0BU

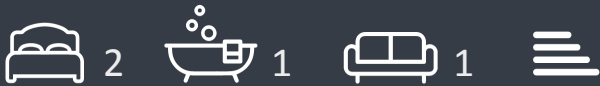
Fixed Asking Price £127,500

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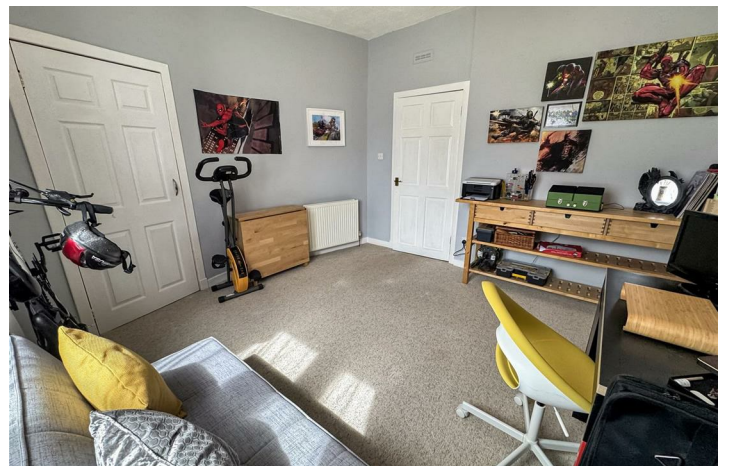
Modern, bright and spacious, ground floor two bedroom flat situated close to all local amenities presenting an ideal proposition for many.

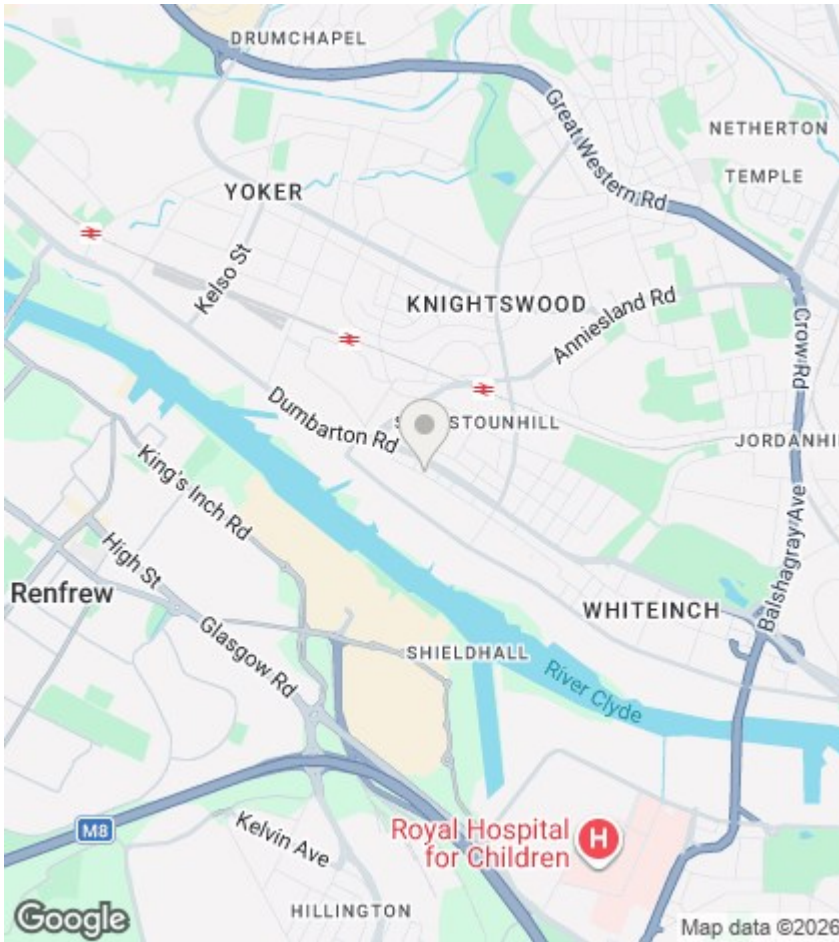
The property is situated within the ground floor of a traditional red sandstone building and benefits from private front garden and communal rear. In brief the accommodation extends to: generous lounge to rear, two double sized bedrooms, fully fitted modern kitchen and a modern tiled bathroom with white three piece suite and electric shower over bath. Gas central heating, double glazing and security door entry system.

This property enjoys an attractive location and benefits from being within easy reach of amenities on Dumbarton Road. Local schools, the Scotstoun Leisure Centre and Victoria Park are also easily accessible. The many attractions and amenities on offer in the West End of Glasgow are only a short drive away. There are excellent local transport links nearby with regular bus services and the Clyde Tunnel and Clydeside Expressway are a short distance away allowing for travel links throughout the central belt.



Council Tax Band: B





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			
Scotland		EU Directive 2002/91/EC	

