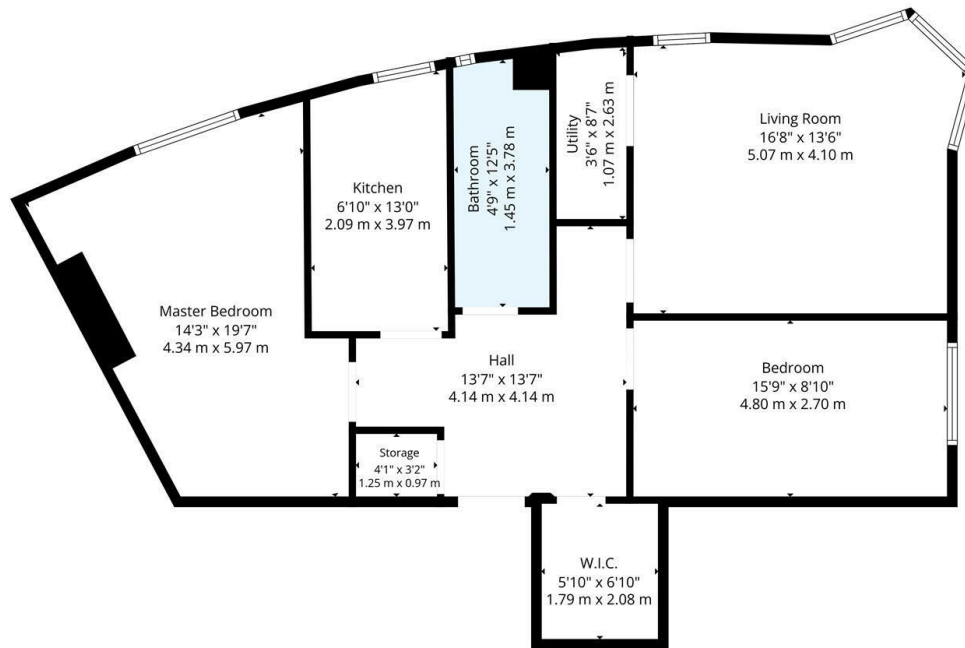




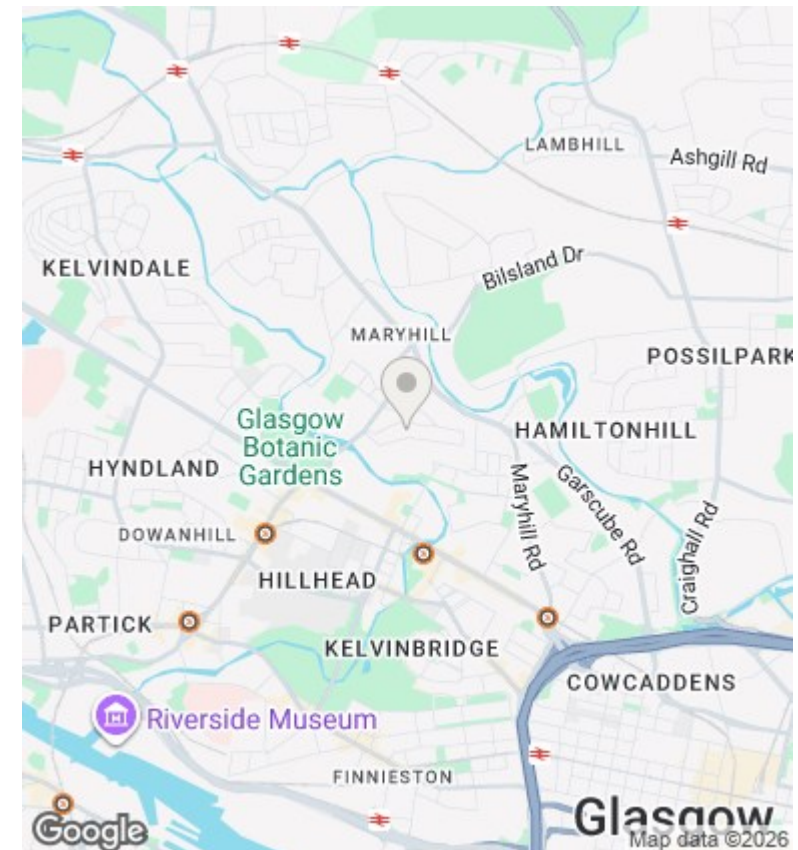
2/1, 164 Fergus Drive, North Kelvinside, Glasgow, G20 6AX

Offers Over £250,000

- Traditional two bedroom second floor apartment
- Two double sized bedrooms
- Gas central heating
- EER Band C
- Excellent North Kelvinside location
- Modern well equipped Kitchen
- Great storage space
- Corner position with lovely aspects towards the Botanic Gardens
- Modern bathroom
- Excellent presentation throughout



TOTAL: 904 sq. ft, 84 m²
 1st floor: 904 sq. ft, 84 m²
 EXCLUDED AREAS: STORAGE: 13 sq. ft, 1 m², UTILITY: 30 sq. ft, 3 m², WALLS: 71 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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	