



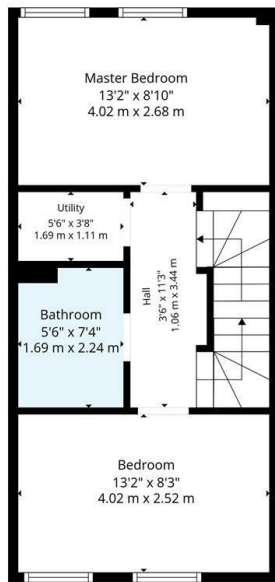
## 87 Maltings Wynd, Port Dundas, Glasgow, G4 9BF

Offers Over £295,000

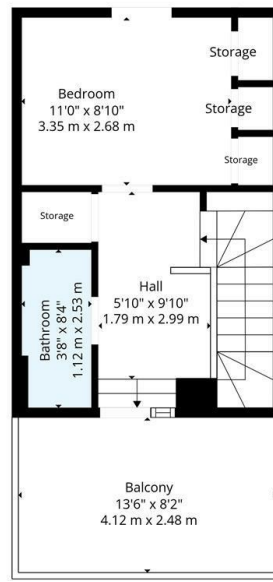
- Immaculate townhouse set over three floors, within NHBC Warranty
- Open plan kitchen/living/dining room
- Downstairs WC and utility room, as well as pantry off kitchen
- EER Band B
- Landscaped gardens and Electric car charger
- Three double bedrooms
- Stylish Decor
- Roof Terrace with excellent aspects
- Modern bathroom and separate modern shower room
- Air source heat pumps, Solar Panels and Private parking



1st Floor



2nd Floor



3rd Floor

**TOTAL: 986 sq. ft, 92 m2**

1st floor: 380 sq. ft, 35 m2, 2nd floor: 363 sq. ft, 34 m2, 3rd floor: 243 sq. ft, 23 m2  
 EXCLUDED AREAS: STORAGE: 29 sq. ft, 2 m2, UTILITY: 20 sq. ft, 2 m2, BALCONY: 110 sq. ft, 10 m2,  
 WALLS: 122 sq. ft, 12 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:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>91</b>	<b>91</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>		EU Directive 2002/91/EC	