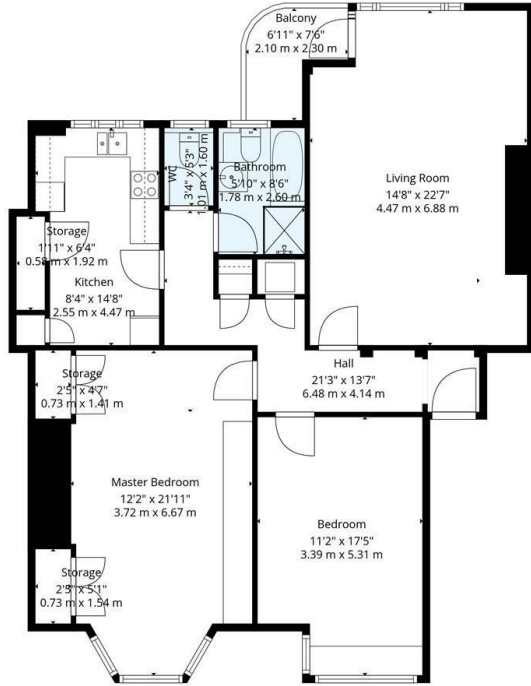


77 Kelvin Court, Glasgow, G12 0AQ

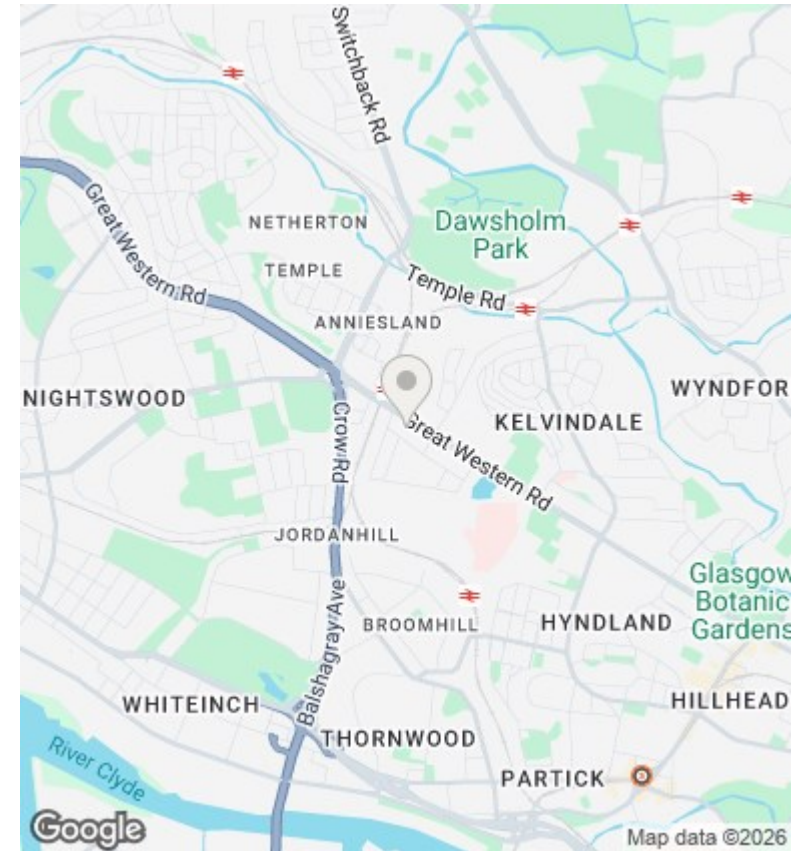
Offers Over £280,000

- Set within one of Glasgow's most iconic Art Deco residential developments
- Two Double Sized Bedrooms
- Separate modern WC
- EER Band C
- South facing Lounge with attractive balcony area
- Modern Dining Kitchen
- Security Entry and Elevator Service
- Jordanhill School Catchment
- Modern Bathroom with separate shower cubicle
- Landscaped Communal gardens and Residents Parking



TOTAL: 1122 sq. ft, 104 m²
 1st floor: 1122 sq. ft, 104 m²
 EXCLUDED AREAS: STORAGE: 36 sq. ft, 3 m², BALCONY: 38 sq. ft, 4 m², WALLS: 80 sq. ft, 7 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	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	