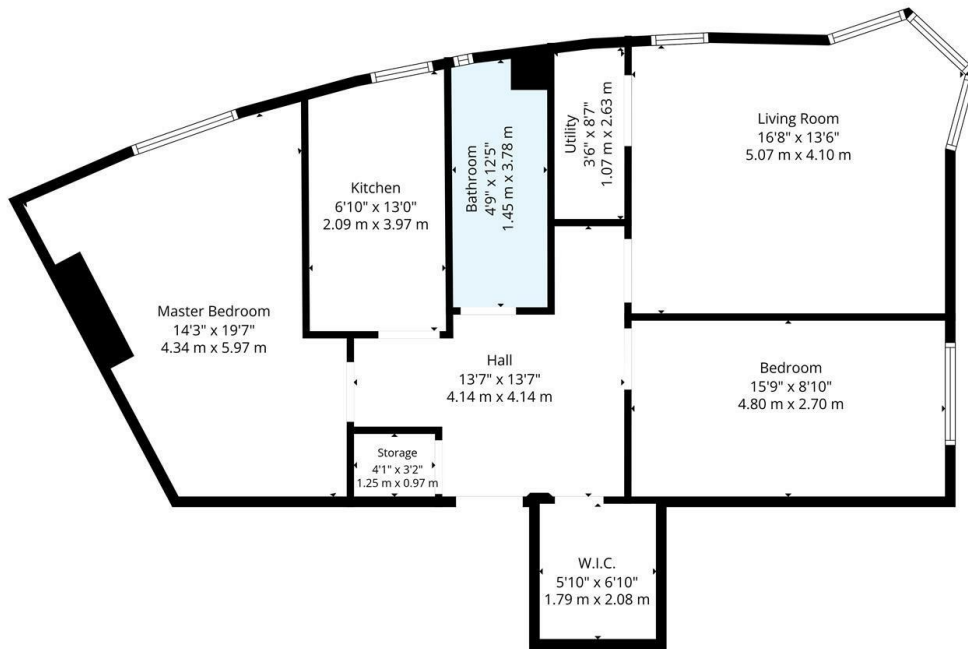




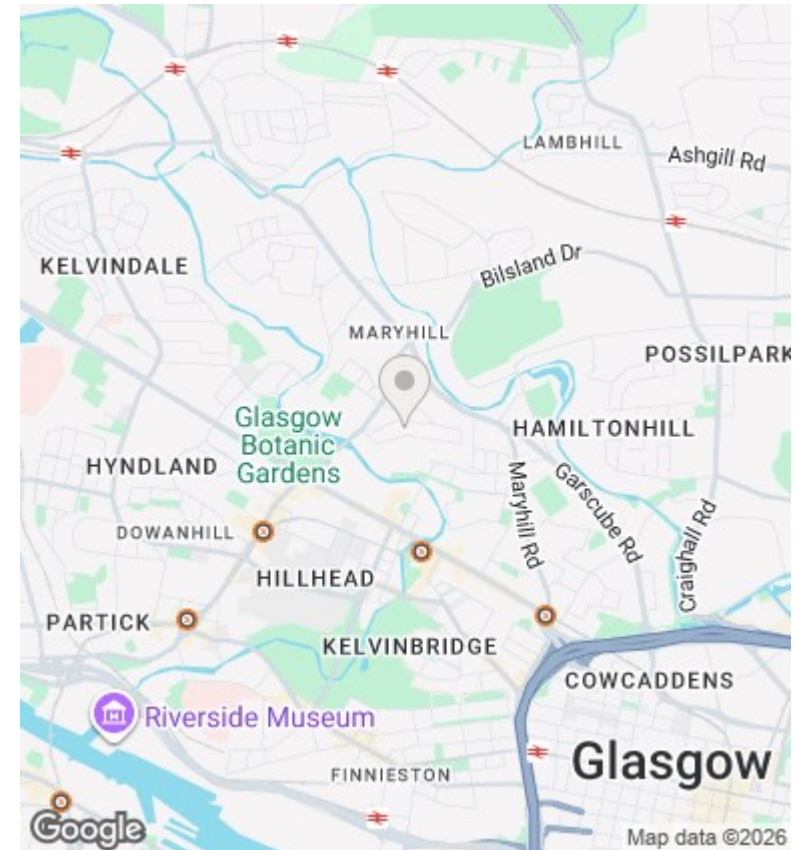
## 2/1, 164 Fergus Drive, North Kelvinside, Glasgow, G20 6AX

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 m<sup>2</sup>**  
 1st floor: 904 sq. ft, 84 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 13 sq. ft, 1 m<sup>2</sup>, UTILITY: 30 sq. ft, 3 m<sup>2</sup>, WALLS: 71 sq. ft, 6 m<sup>2</sup>  
Floor Plan Created By Cubicase 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	