



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



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) A		
(81-91) B	91	91
(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	