



## 1/2 176 Ark Lane, Glasgow, G31 2JS

£865 PCM

- 1st floor flat
- Kitchen with appliances
- Close to travel links
- Available end of July 2026
- Double bedroom
- Electric heating
- Close to city centre
- Bathroom with electric shower
- Secure entry system
- Walking distance to GRI and University

## Directions

Situated in the heart of Dennistoun, it is a short distance from Alexandra Parade and Duke Street rail stations and there are frequent bus links from both, meaning you can be in the city centre within ten minutes. If you prefer to stay close to home there

## Viewings

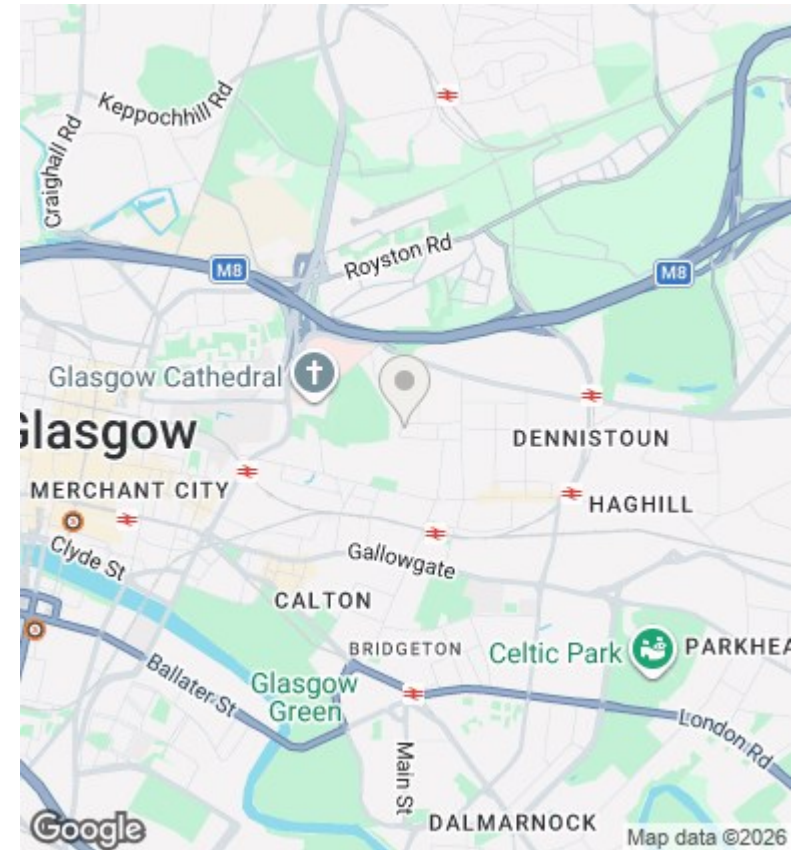
Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

A

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	