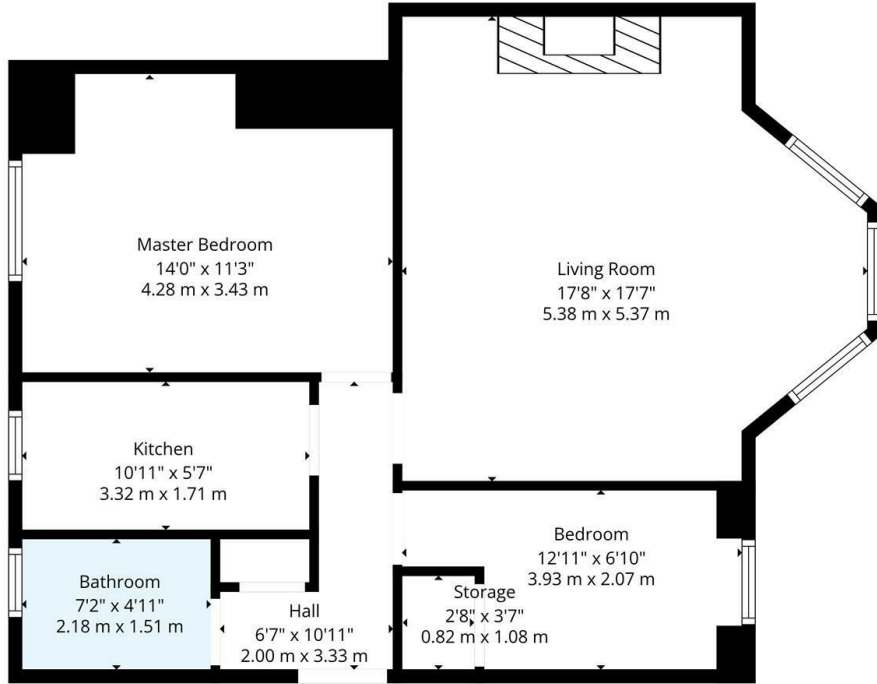




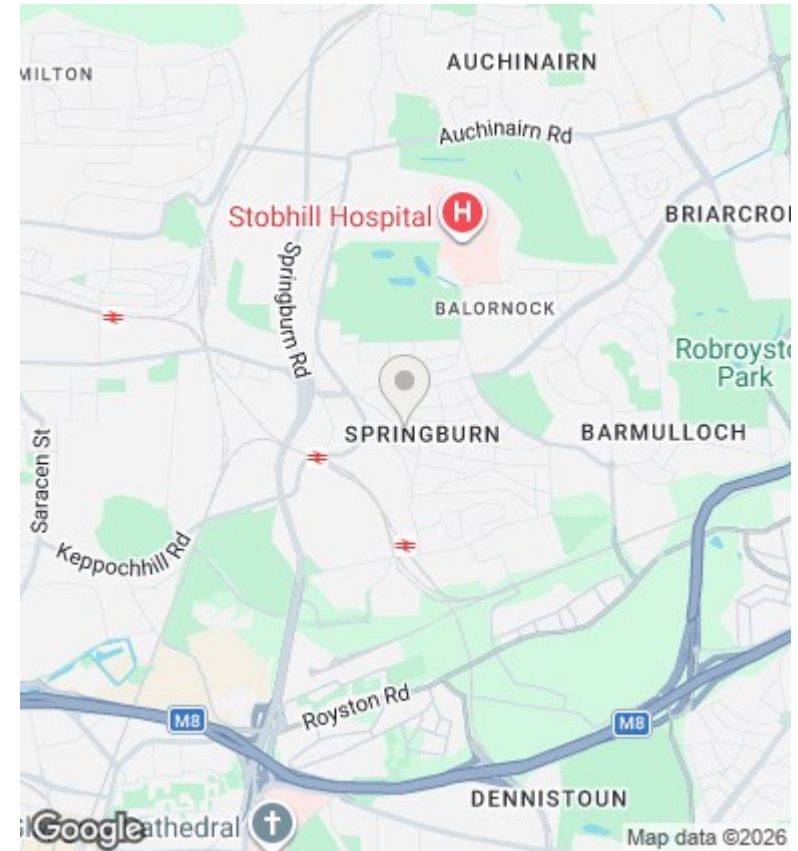
0/2, 287 Edgefauld Road, Glasgow, G21 4XB

Offers Over £95,000

- Ground floor flat
- Bay windowed lounge
- Modern Bathroom with overhead shower
- EER Band D
- Immaculate condition throughout
- 2 Double bedrooms
- Gas central heating and double glazed
- Open outlook to the front of the property
- Modern Galley Style Kitchen
- Communal gardens to rear and private garden to front



TOTAL: 673 sq. ft, 63 m²
 1st floor: 673 sq. ft, 63 m²
 EXCLUDED AREAS: STORAGE: 10 sq. ft, 1 m², WALLS: 55 sq. ft, 5 m²
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:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	