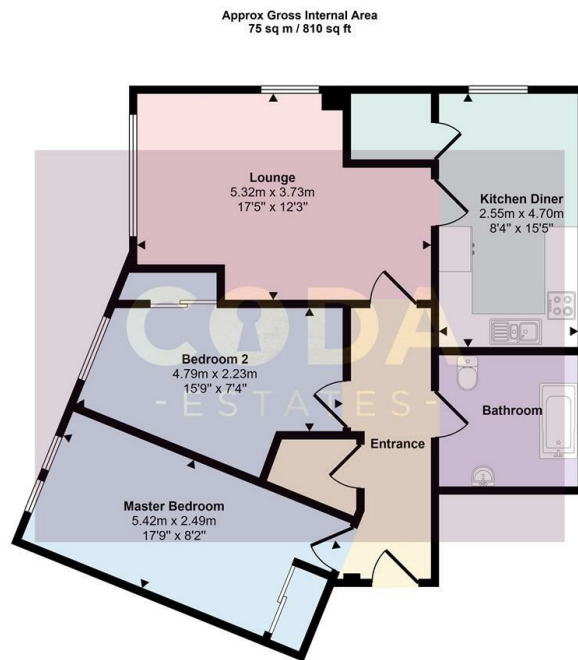




0/1, 1 Niven Street, Glasgow, G20 8DB

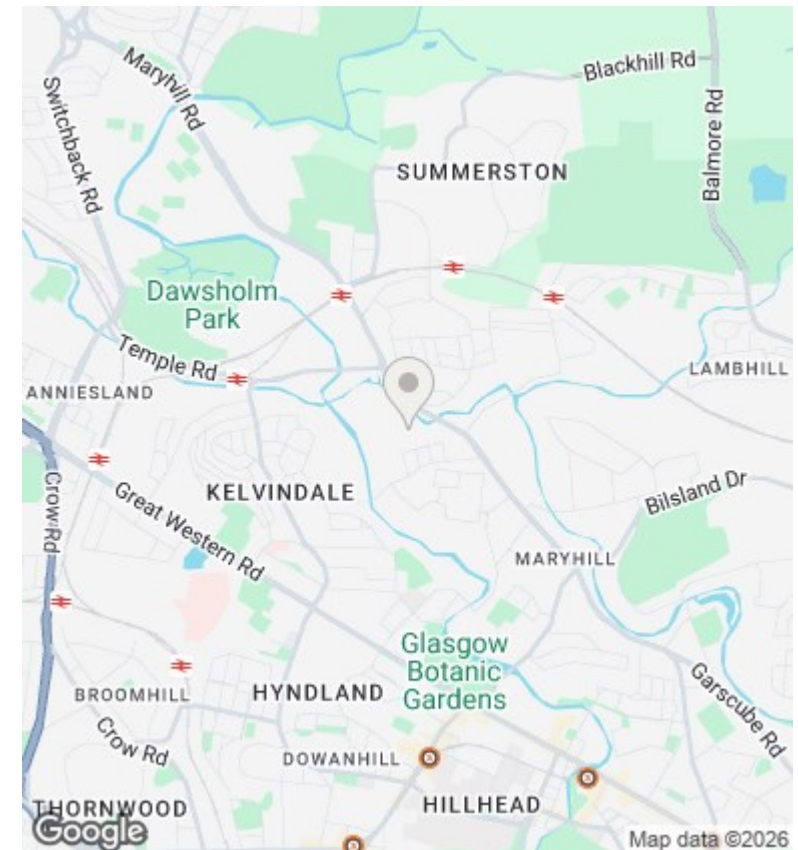
Offers Over £150,000

- Spacious two bedroom ground floor modern flat
- Beautifully presented accommodation throughout
- Two well-proportioned double bedrooms
- EER Band C
- Situated in the popular Kelvindale area of Glasgow's West End
- Bright and spacious lounge
- Convenient for Glasgow's West End, local amenities, shops, cafés and restaurants
- Excellent corner position
- Dining-sized fitted kitchen
- Residents' parking



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	