

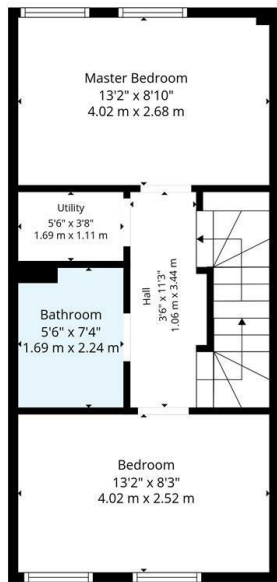
87 Maltings Wynd, Port Dundas, Glasgow, G4 9BF

Offers Over £310,000

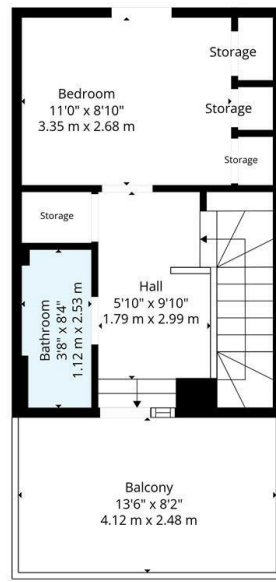
- Immaculate townhouse set over three floors, within NHBC Warranty
- Open plan kitchen/living/dining room
- Downstairs WC and utility room, as well as pantry off kitchen
- EER Band B
- Landscaped gardens and Electric car charger
- Three double bedrooms
- Stylish Decor
- Roof Terrace with excellent aspects
- Modern bathroom and separate modern shower room
- Air source heat pumps, Solar Panels and Private parking



1st Floor



2nd Floor



3rd Floor

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		91	91
(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		