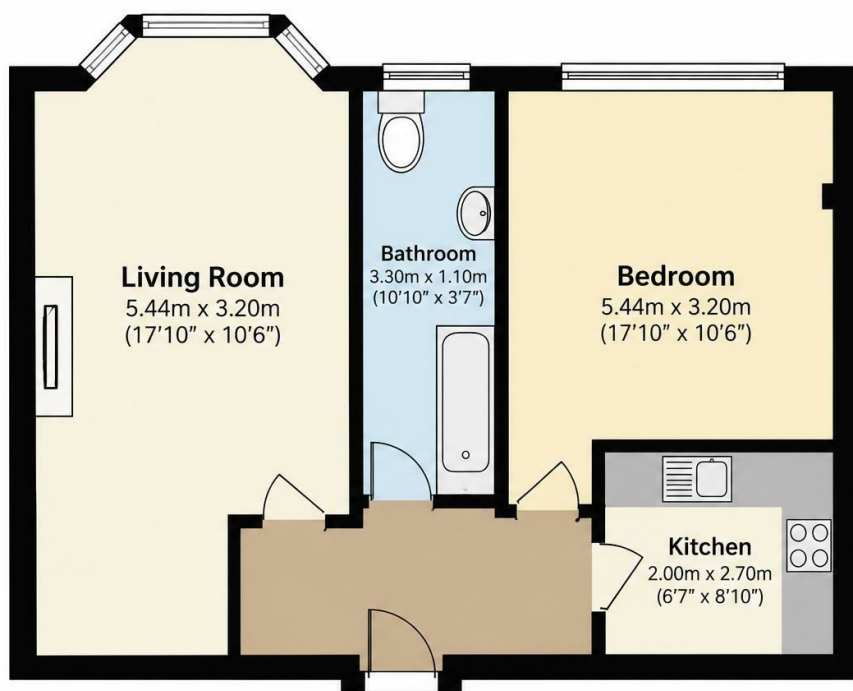




2/2, 161 Maryhill Road, Glasgow, G20 7XL

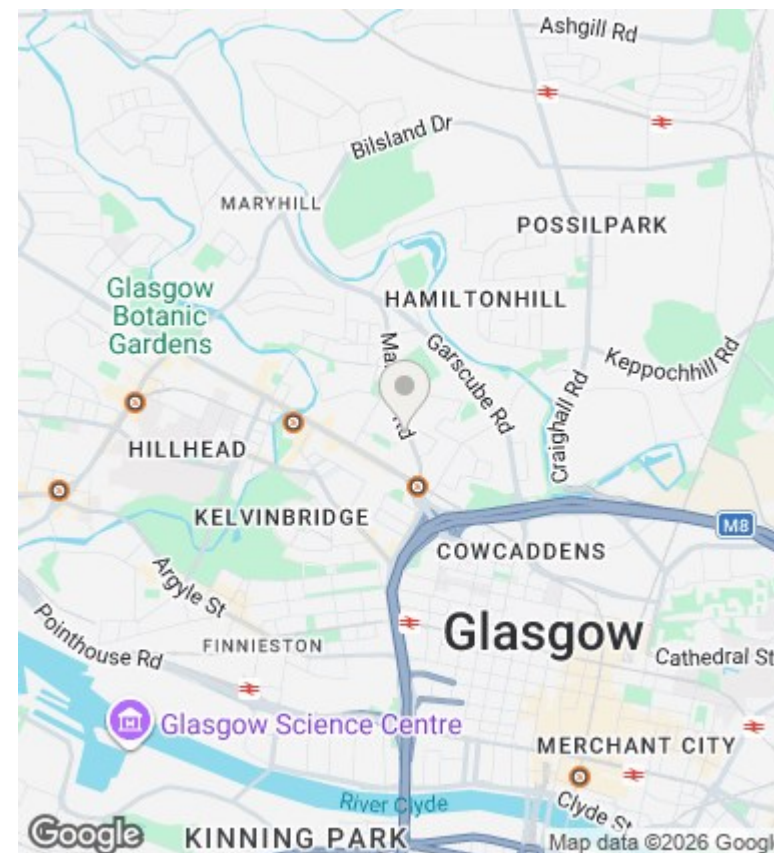
Offers Over £100,000

- Traditional one bedroom second-floor tenement flat
- Ideal opportunity for first-time buyers, those seeking a project or property investors
- Requires modernisation and upgrading throughout
- EER Band
- Convenient Maryhill Road location, close to St George's Cross
- Excellent potential to refurbish to your own taste and style
- Access to a raised communal garden
- Excellent access to Glasgow's West End and City Centre
- Attractive asking price reflecting the condition
- Viewing recommended to appreciate the potential on offer



Total area: 45 sq m (484 sq ft) approx.

This floor plan is for illustrative purposes only and should be used as a guide. Not to scale.



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	