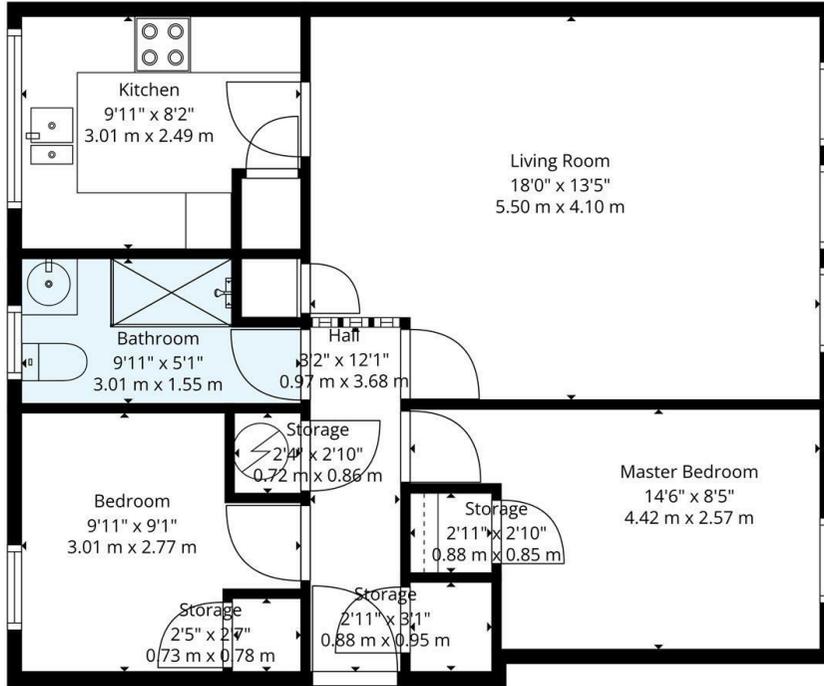




## 0/2, 16 Kelvinside Drive, Glasgow, G20 6QD

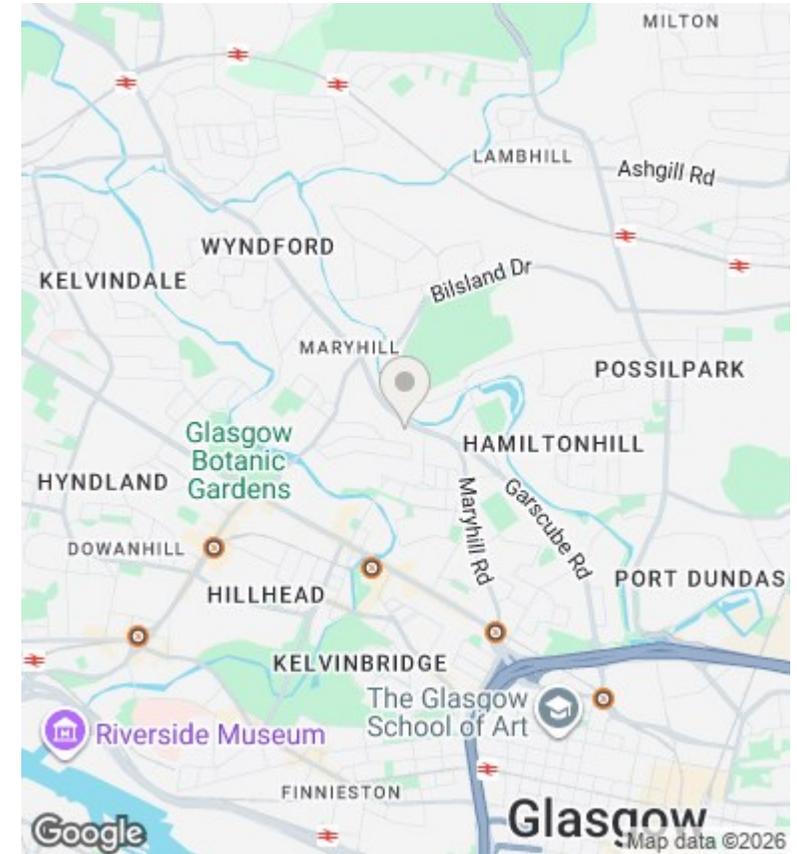
Offers Over £165,000

- Well placed for quick access to all amenities within the West End
- Residents parking bays available
- Double glazing and electric heating
- EER Band E
- Two bedroom ground floor flat
- Well equipped kitchen
- Bright and spacious lounge with ample dining space
- Well maintained communal gardens
- Modern Shower room
- Located within a quiet cul-de-sac



**TOTAL: 599 sq. ft, 56 m<sup>2</sup>**  
 1st floor: 599 sq. ft, 56 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 31 sq. ft, 4 m<sup>2</sup>, UNDEFINED: 10 sq. ft, 0 m<sup>2</sup>, WALLS: 52 sq. ft, 4 m<sup>2</sup>

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

D

### EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	