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property

Flat 0/2
20 Innellan Gardens
Glasgow

O/O £144,950
www.sourceproperty.net



Flat 0/2, Glasgow, G20 0DX

Modern 2 Bed elevated Ground floor flat with bright and spacious accommodation. The south facing property comprises: 2 DOUBLE Bedrooms both with Built in Wardrobes, good sized lounge, fitted Kitchen and Bathroom.

This outstanding property is further enhanced by Gas central heating, double glazed windows, secured door entry system, Private Residents and visitor parking.

Kelvindale offers a convenient location for all local amenities and all transport links including Kelvindale Railway Station, a short walk from the property. Byres Road is situated only a short distance from the property and provides further social and recreational opportunities. The University of Glasgow is also located nearby off Byres Road.

This property **MUST** be viewed to be appreciated.

EPC RATING - C
Council Tax Band - C

Living Room - 4.23m x 3.43m
Kitchen - 1.90m x 3.45m
Bedroom 1 - 3.74m x 2.74m
Bedroom 2 - 2.00m x 3.18m
Bathroom - 1.90m x 2.30m

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

