



source
property

2 Bedroom Flat

**216 Rotherwood Avenue, Flat 1/2,
Glasgow, G13 2AZ**

O/O £76,995

www.sourceproperty.net



216 Rotherwood Avenue, Flat 1/2, Glasgow, G13 2AZ, Glasgow, G13 2AZ

1st Floor flat comprising hallway, lounge, Fitted Kitchen, TWO DOUBLE bedrooms and Bathroom. The property has electric heating (gas connection within), Double Glazing, storage and on street parking. Some modernisation required and reflected in price. Set within this popular locale, the property is convenient for local amenities with schooling and local shops within walking distance and a short commute to Glasgow with close access to Train, Bus and road links.

**EPC RATING - D
Council Tax Band - B**

**Living Room: 3.66m x 4.84m
Kitchen: 2.63m x 3.91m
Bathroom: 1.43m x 3.05m
Bedroom 1: 3.86m x 3.66m
Bedroom 2: 3.65m x 2.76m**

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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		
(55-68) D		67
(39-54) E	56	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

