



Kelvinhaugh Street | | Glasgow | G3 8PP

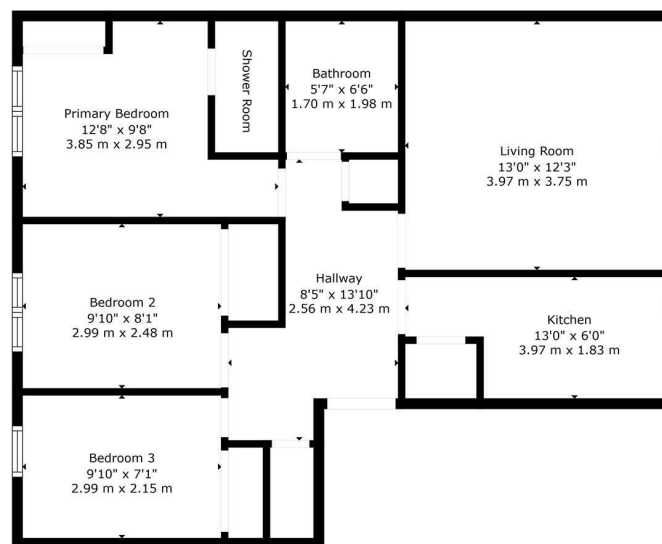
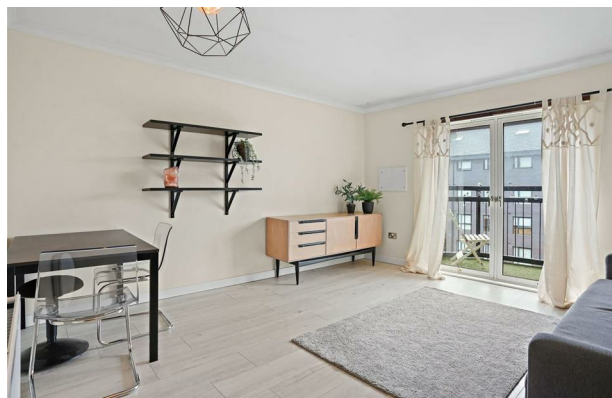
Offers over £225,000

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Glasgow | G3 8PP  
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Nestled in the sought-after Kelvinhaugh Street in Glasgow, this splendid three-bedroom top floor flat offers a delightful blend of comfort and style. The property boasts secure communal entry, ensuring peace of mind, and the well-maintained common hallways reflect the pride of the residents.

- 3 bed top floor flat
- Private verandah for sun
- Exclusive parking space
- Secure communal entry
- En suite in Bedroom 1
- Well-maintained gardens



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TOTAL: 693 sq. ft, 64 m2  
FLOOR 1: 693 sq. ft, 64 m2  
WALLS: 59 sq. ft, 5 m2

Floorplan Created By Procapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 81        |
| (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 |           |

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