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Dryburgh Gardens | | Glasgow | G20 6BT

Offers over £279,000

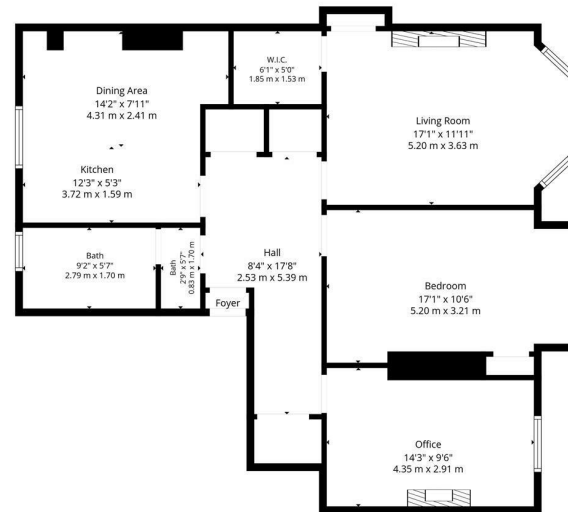
pattison & co

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Dryburgh Gardens |
Glasgow | G20 6BT
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Nestled in the charming Dryburgh Gardens, this delightful second-floor flat offers a perfect blend of period elegance and modern convenience. This purpose-built red sandstone Tenement property boasts two generously sized bedrooms, making it an ideal home for couples, small families, or professionals seeking a comfortable living space in one of Glasgow's most sought-after areas.

- 2 spacious bedrooms
- Modern kitchen
- Period fireplace in lounge
- Secure communal entry
- On-street parking
- Located in Glasgow's West End
- Near schools and amenities
- Viewing recommended



Total: 966 sq. Ft. 90 m2
1st Floor: 966 sq. Ft. 90 m2
Excluded Areas: Walls: 73 sq. Ft. 6 m2

(Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(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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