



## GATEHOUSE STREET, GLASGOW

A 2 Bedroom Top Floor Flat With Enclosed South Facing Sun Balcony, Gas Central Heating, PVC Double Glazing, Excellent Storage, Viewing Advised.

**Offers Over £100,000** Freehold | A 2 Bedroom Top Floor Flat





#### ENTRANCE HALLWAY

Entrance hallway entered via PVC opaque front door, with double glazed insert, modern flooring, light décor, good size storage cupboard, access from here is given to lounge.

#### LOUNGE – 5.10 x 3.45 metres

With carpeting, light décor, front facing double glazed window, access is given to sun balcony which has enclosed south facing balcony.

#### KITCHEN – 2.62 x 3.92 metres

With modern quality flooring, light décor, a range of floor and wall mounted units, ample work surface area, rear facing double glazed window.

#### MASTER BEDROOM – 3.90 x 3.31 metres

With carpeting, light décor, good size storage cupboard, front facing double glazed window with south facing outlook.

#### BEDROOM 2 – 2.82 x 3.82 metres

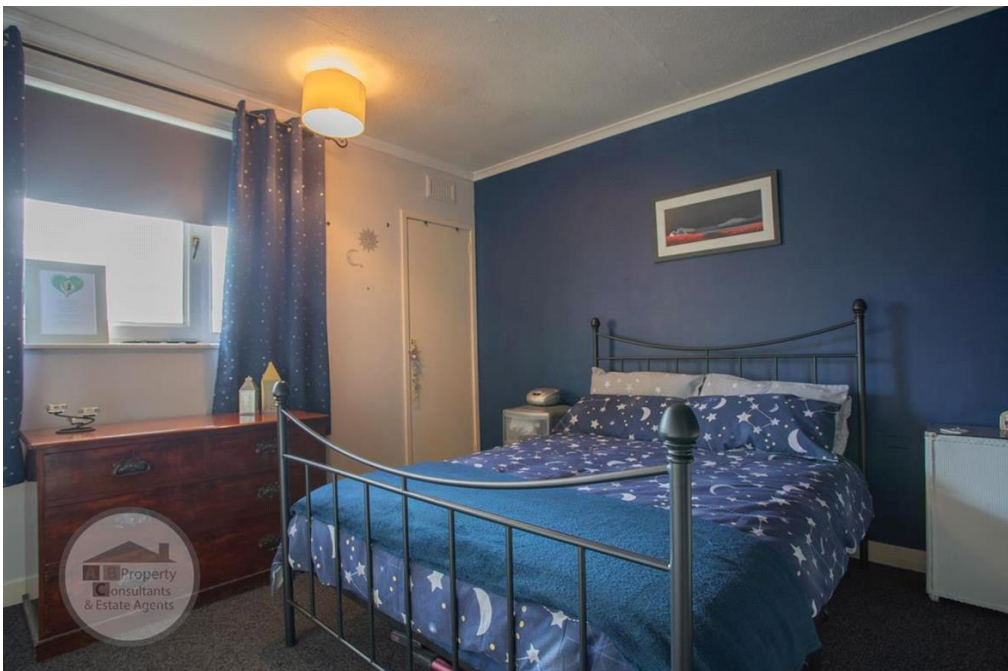
With modern flooring, light décor, double glazed window.

#### BATHROOM

The family bathroom has a 3 piece suite comprising low flush WC with dual flush, pedestal wash hand basin, deep panel bath with electric shower installed over.

#### STORAGE CELLAR

The property benefits from external storage cellar which is located directly at the front door.



Council Tax Band: A

Tenure: Freehold

- balcony
- Security Entry system
- smart bathroom
- Close to local amenities
- Close to school



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs 92-100 <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100 <b>A</b>
81-91 <b>B</b>			81-91 <b>B</b>
69-80 <b>C</b>			69-80 <b>C</b>
55-68 <b>D</b>	63	65	55-68 <b>D</b>
39-54 <b>E</b>			39-54 <b>E</b>
21-38 <b>F</b>			21-38 <b>F</b>
1-20 <b>G</b>			1-20 <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Scotland</b> EU Directive 2002/91/EC			<b>Scotland</b> EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.