



Armadale Court
Glasgow, G31 3EX

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Armadale Court
Glasgow
G31 3EX

2nd Floor Flat

2 Bedrooms
1 Reception
1 Bathroom



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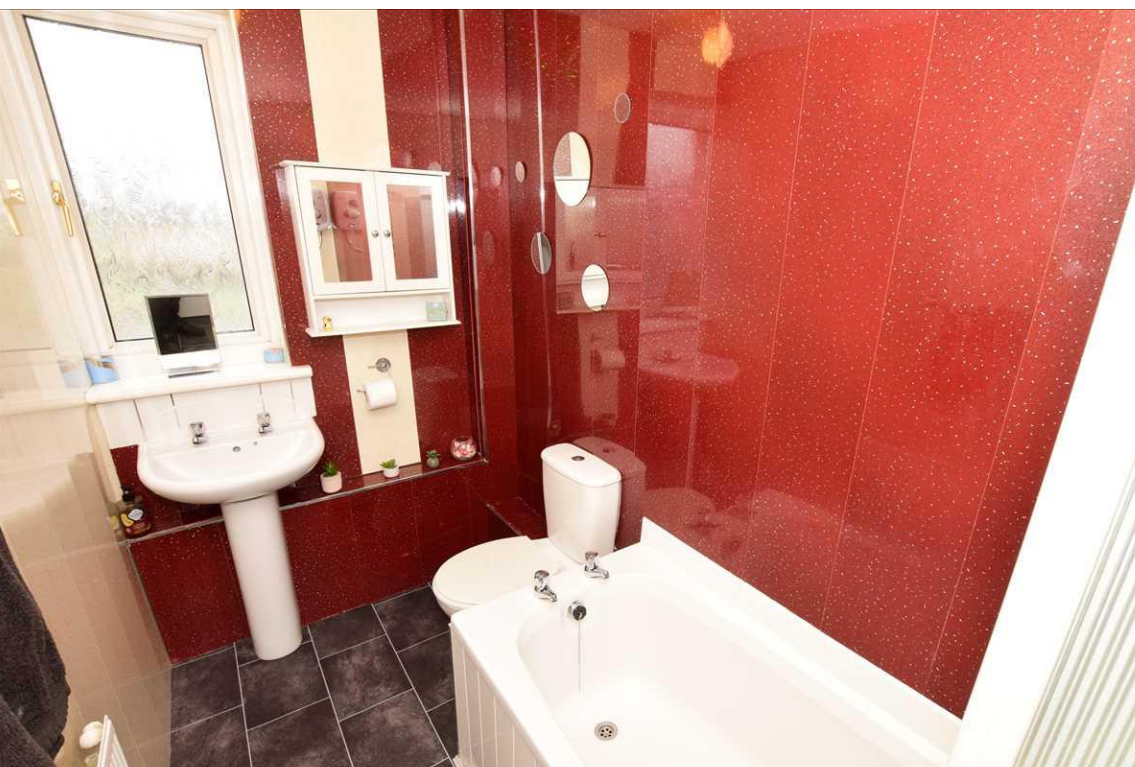
KEY FEATURES

- Well presented 2nd floor flat
- Bright lounge with feature wall decor and wooden flooring
- Own balcony
- Both bedrooms are doubles with fitted storage in the main bedroom
- Fitted kitchen with light oak coloured wall and floor units
- Modern bathroom suite with stylish wet wall panelling
- Communal garden with drying area, and lots of parking for residents and guests
- Sought after location within walking distance to Glasgow City Centre
- Easy access to M8 motorway & close to public transport links
- COUNCIL TAX BAND: B - EPC RATING: C



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Armadale Court, Glasgow, G31 3EX

Move On are delighted to present to the market this lovely 2 bedroom, 2nd floor flat in Glasgow - Armadale Court.

The accommodation features: A bright lounge with wooden flooring and feature wall decor, with access to a fantastic balcony area; fitted kitchen with light oak coloured wall and floor units, contrasting worktops, and vinyl flooring; 2 double bedrooms; and a bathroom suite finished with stylish wet wall panelling. The property further benefits from excellent storage, gas central heating, double glazing and a security entry system.

Externally there is a communal garden area with drying green to the rear of the building, and plenty of parking for residents and guests.

Armadale Court is situated in the Dennistoun area of Glasgow, with a range of amenities nearby for day to day shopping; but also a fantastic location within walking distance to Glasgow City Centre. There are excellent public transport links nearby, and easy access to the M8 motorway.

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ROOM MEASUREMENTS

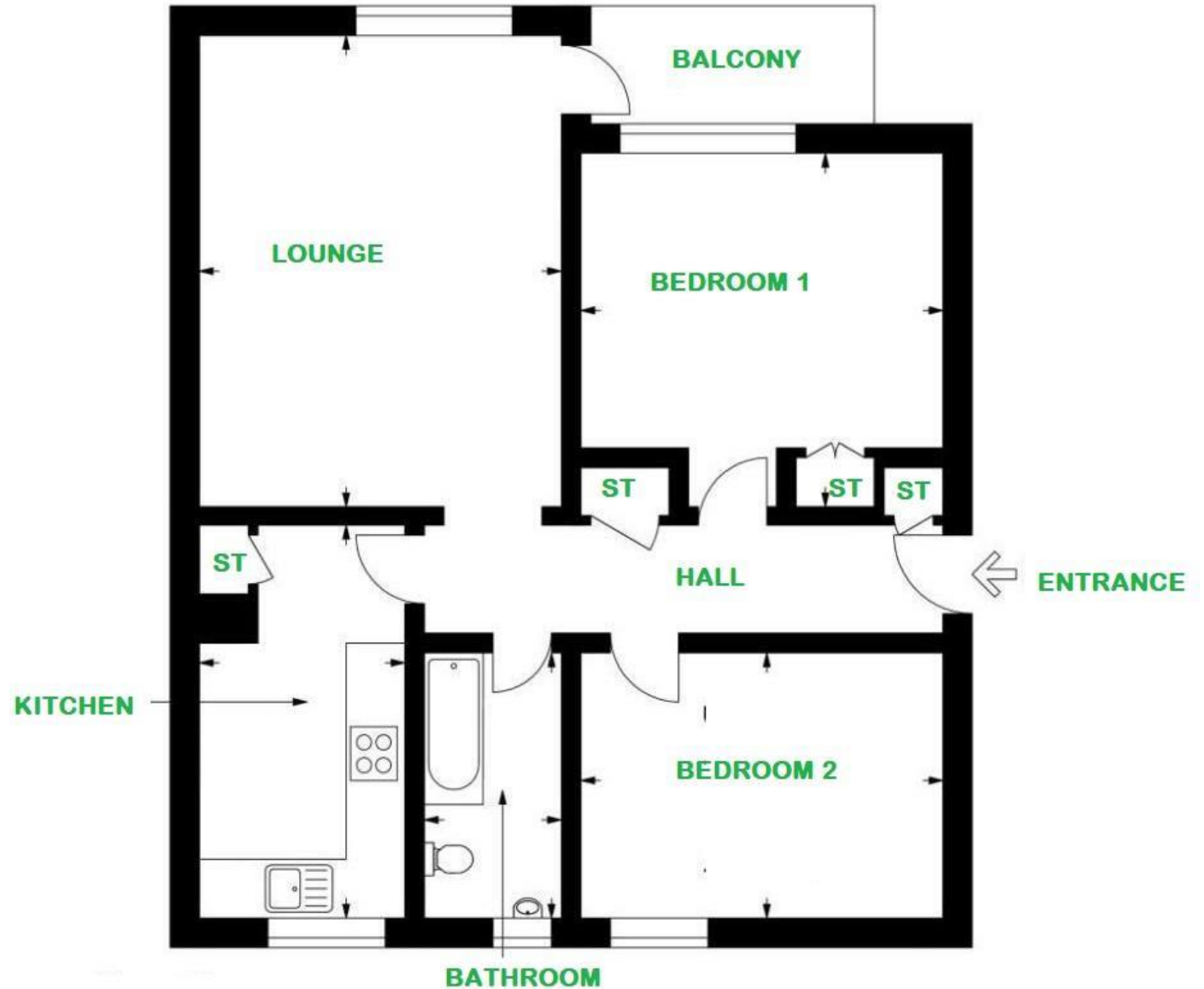
Lounge: 4.80m (15' 9") x 3.70m (12' 2")

Kitchen: 4.19m (13' 9") x 2.50m (8' 2")

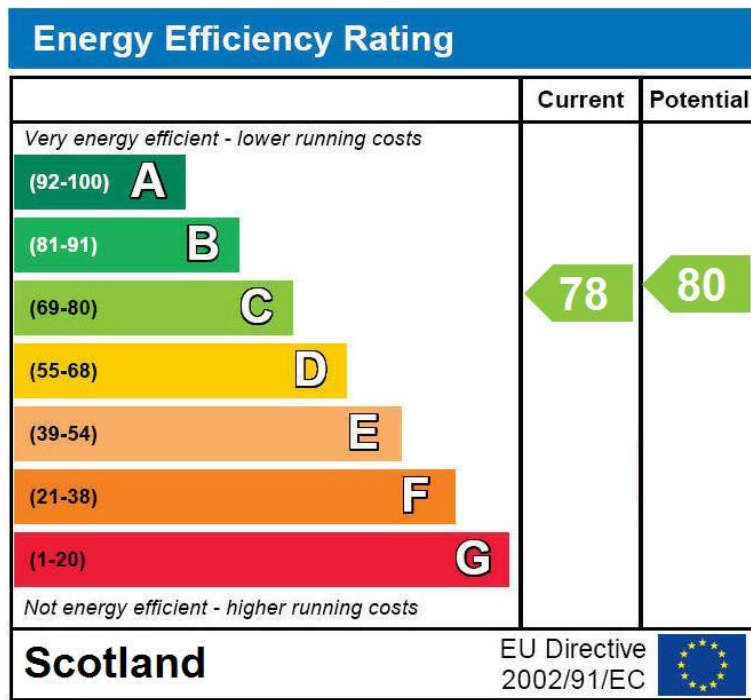
Bedroom 1: 3.70m (12' 2") x 3.65m (12' 0")

Bedroom 2: 3.70m (12' 2") x 2.90m (9' 6")

Bathroom: 2.90m (9' 6") x 1.40m (4' 7")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

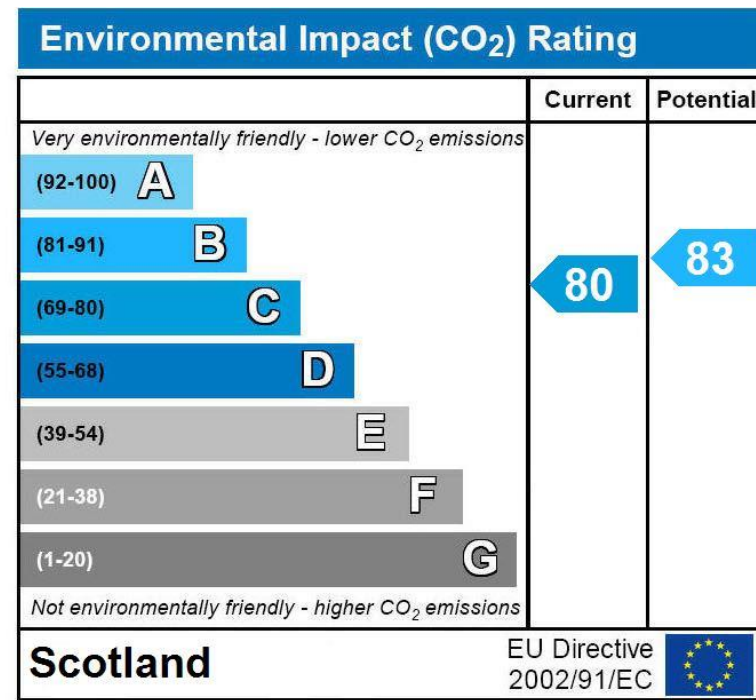


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (78)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (80)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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