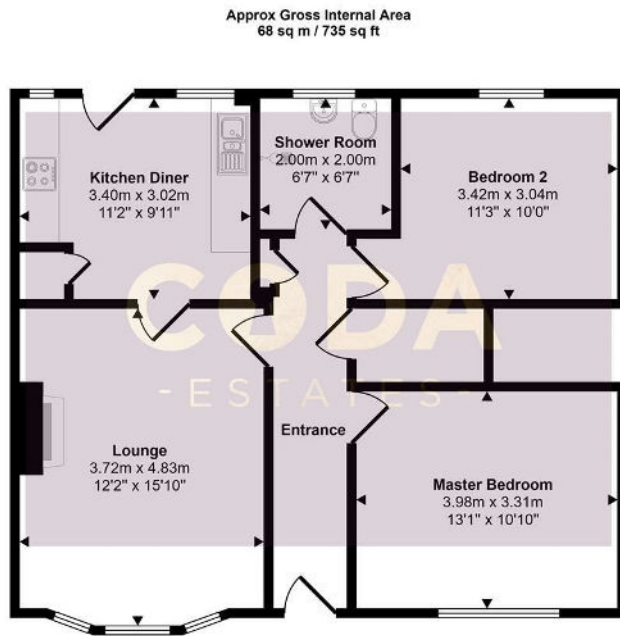




## 28 Kestrel Road, Glasgow, G13 3QT

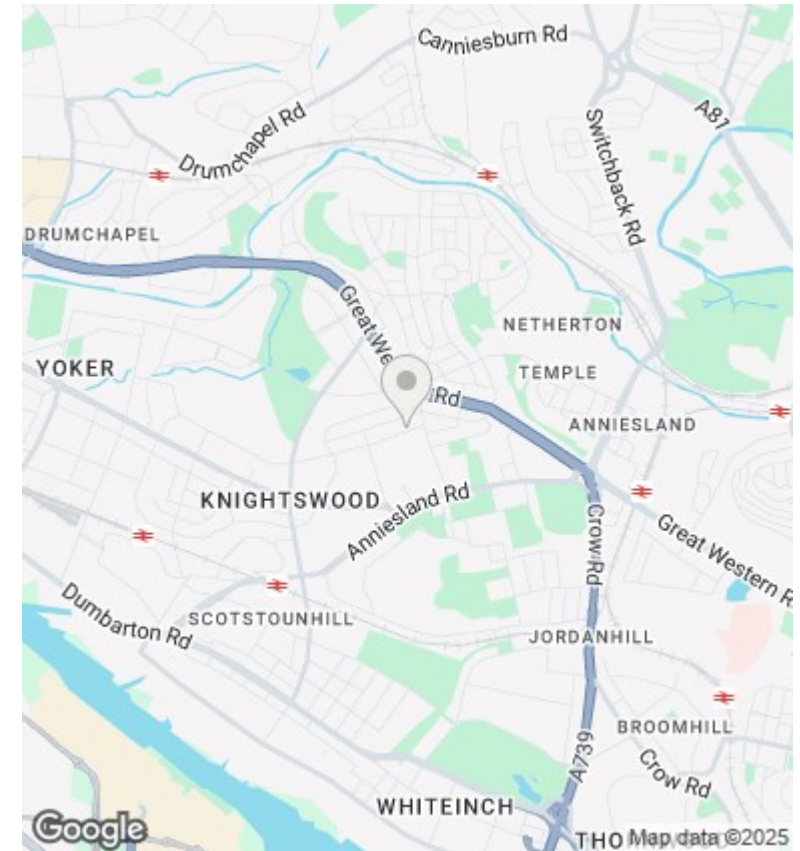
Offers Over £130,000

- Beautiful Lower Cottage Flat
- 2 Spacious Double Bedrooms
- Gas C.H. and Double Glazing
- EER - C
- Highly Coveted Knightswood Address
- Large Dining Kitchen
- Proximity to Excellent Transport Links
- Generous South-Facing Lounge
- Expansive Garden Plot
- Close to all Local Amenities



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C | 73                      | 77        |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>Scotland</b>                                    |   | EU Directive 2002/91/EC |           |