



## Directions

## Viewings

Viewings by arrangement only. Call 0141 334 3670 to make an appointment.

## EPC Rating

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



1-2, 78 Thornwood Avenue, Glasgow, G11 7PF

£825

## 78 Thornwood Avenue, Glasgow G11 7PF

Ross & Liddell are delighted to present to the market this 1 Bedroom first-floor, one-bedroom flat located in the sought after locale Thornwood area of Glasgow's West End. The property comprises of open-plan Lounge/ Kitchen with feature fireplace, double Bedroom with storage cupboard and bathroom with walk-in shower. The apartment further benefit from double glazing and secure door entry system.

Located in a highly sought-after pocket of Glasgow's West End, Thornwood Avenue enjoys an exceptional position close to a wide selection of shops, cafés, and everyday amenities found in both Thornwood and nearby Partick. The area benefits from excellent public transport links, including frequent bus services along with convenient rail and subway connections.

EPC Rate: D Landlord Reg. Num. 1794144/260/16122 Letting Agent Reg. Num. LARN 1800152 Council Tax Band B



Council Tax Band: B

