



### Directions

### Viewings

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

### EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	41		56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



45 Hyndland Road, Flat 1/2, G12 9UX

£1,500 PCM

- Flat
- Furnished Property
- SHOWER
- 2 Bedrooms
- FITTED KITCH

## 45 Hyndland Road, G12 9UX

Situated in a handsome blonde sandstone former townhouse, the property has a charming reception hall, stunning bay windowed lounge, two well-proportioned bedrooms, a very well-presented and contemporary bathroom.

A fine selection of shops, bars, cafes and restaurants and the wide open spaces of the Botanic Gardens and Kelvingrove Park enhance the quality of an already enriched environment. There is a diverse mix of museums and theatres in the immediate area.

Landlord Registration Number: 1591449/260/19052

EPC Rate E

Council tax band E

Letting agent registration number.1805012



Council Tax Band: E

