



DOBBIES LOAN PLACE, GLASGOW

£1,095 PCM

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The property comprises spacious lounge, modern galley kitchen, two bedrooms and family bathroom with shower over bath.

Further benefits are electric heating, double glazing, secure entry, serviced lift access and well maintained, communal areas.

The apartment is situated within a desirable area and is a great location for the local universities and colleges.

Public transport and motorway links are within 5 minutes of the property.

EPC Rating C76

Council Tax Band A

Landlord Registration Number: 261450/260/06141

Scottish Lettings Agent Registration Number: LARN2305008

Council Tax Band: A (Glasgow City Council)

Deposit: £1,195



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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | 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.



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 tenant.