



**Knowehead Terrace**  
Glasgow, G41 5RF

**move **



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Glasgow  
G41 5RF

First Floor Flat

2 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

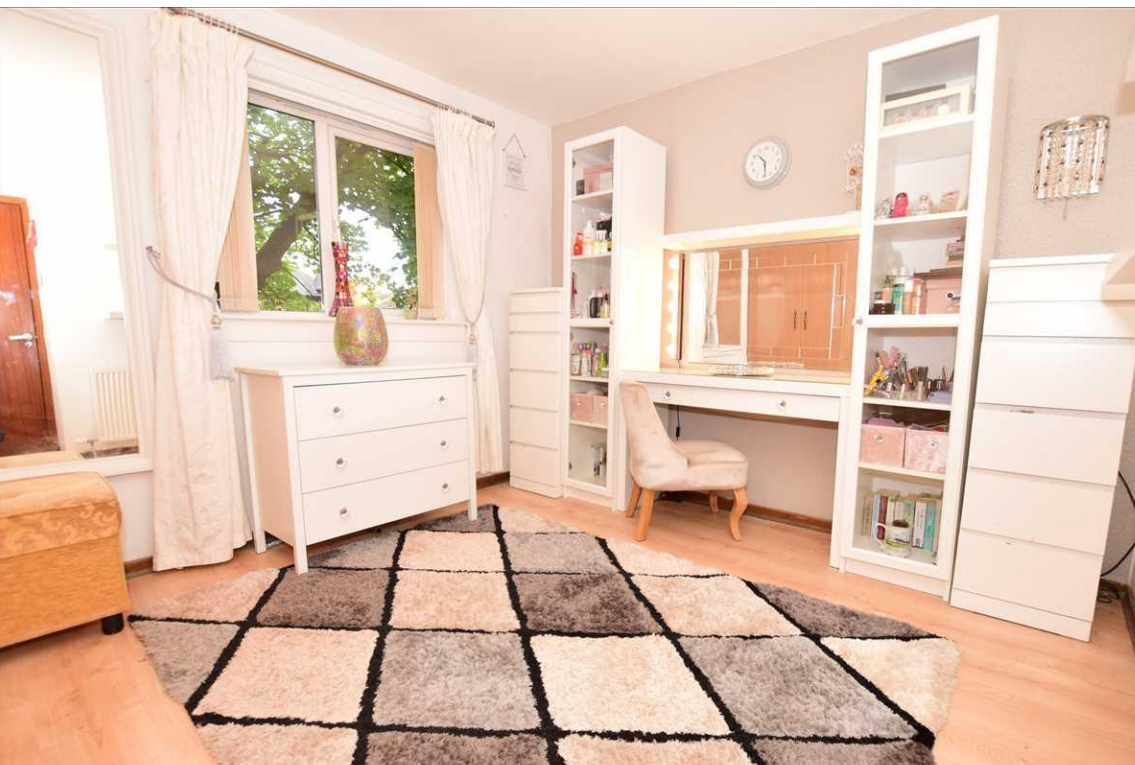
- Well presented first floor flat
- Balcony terrace
- Spacious lounge with neutral decor and laminate flooring
- White fitted kitchen with contrasting worktops and tiled splashback
- 2 double bedrooms with fitted wardrobes
- Large utility cupboard/ store
- Fully tiled bathroom suite
- Beautiful landscaped and manicured gardens surrounding the building. Lots of private parking for residents and guest
- Close to local amenities and public transport links. Easy access to M8, M74 and M77 motorways
- COUNCIL TAX BAND: D - EPC RATING: E



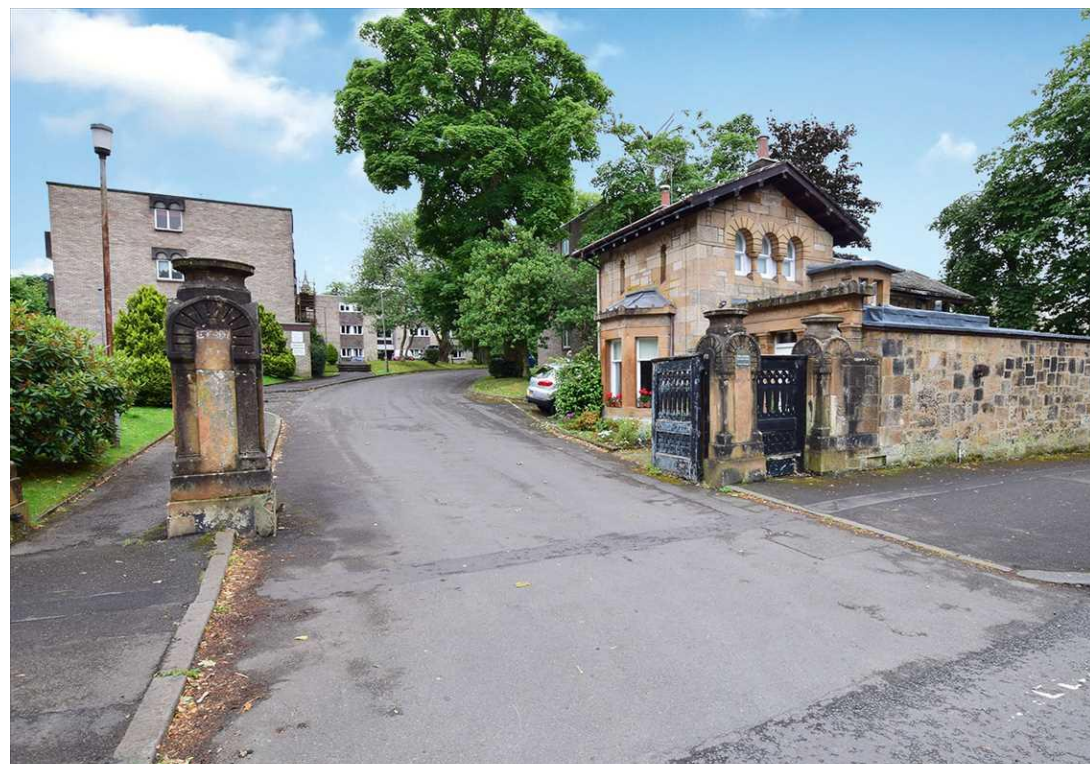
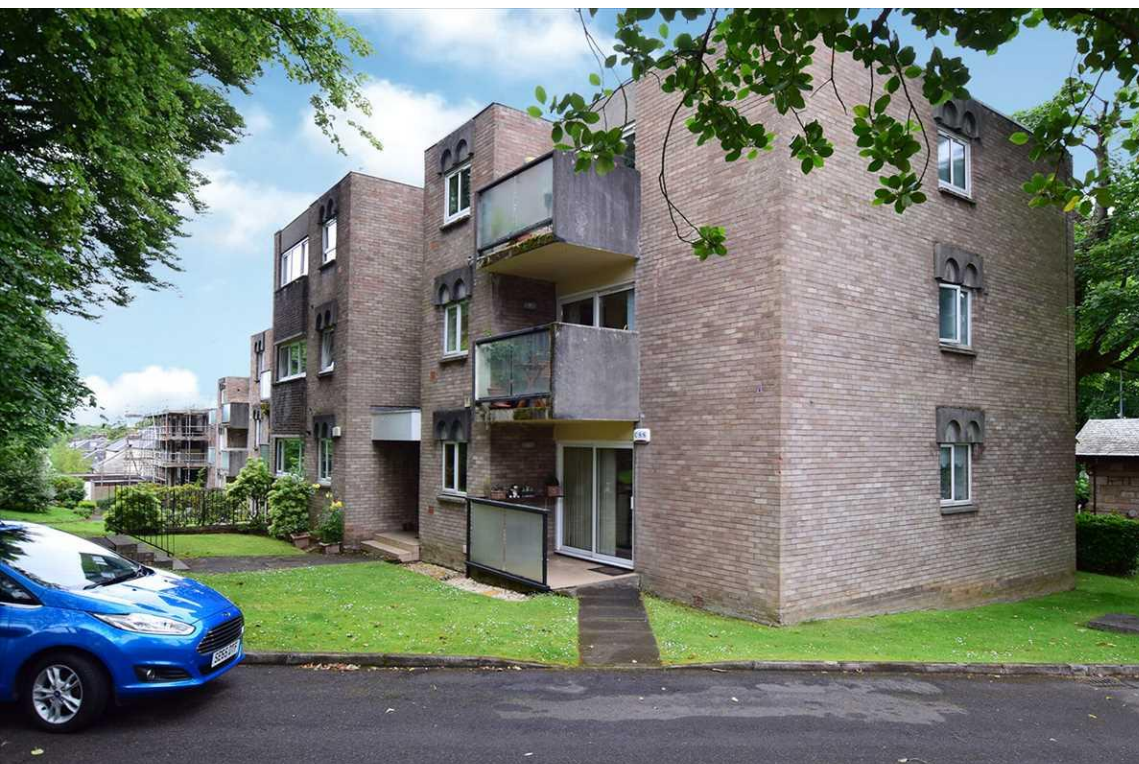
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## Knowehead Terrace, Glasgow, G41 5RF

Move On are delighted to present to the market this lovely 2 bedroom first floor flat in Glasgow - Knowehead Terrace.

The accommodation features: A spacious lounge with neutral decor, laminate flooring and patio doors leading out to the balcony; fitted kitchen with white wall and floor units, contrasting worktops, tiled splashback and vinyl flooring; 2 double bedrooms, both of which have tasteful decor and fitted storage; and a fully tiled bathroom suite. There is also a large box-room style utility cupboard/store room. The flat further benefits from an electric central heating, double glazing, and a security entry system.

Externally there are beautifully maintained and manicured gardens surrounding the property, as well as lots of private parking for residents and guests.

Knowehead Terrace is located in the Pollokshields area of Glasgow, and is close to local amenities for day to day shopping with excellent public transport links to the city centre. For those commuting by car, there is easy access to the M8, M74 and M77 motorways.

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## ROOM MEASUREMENTS

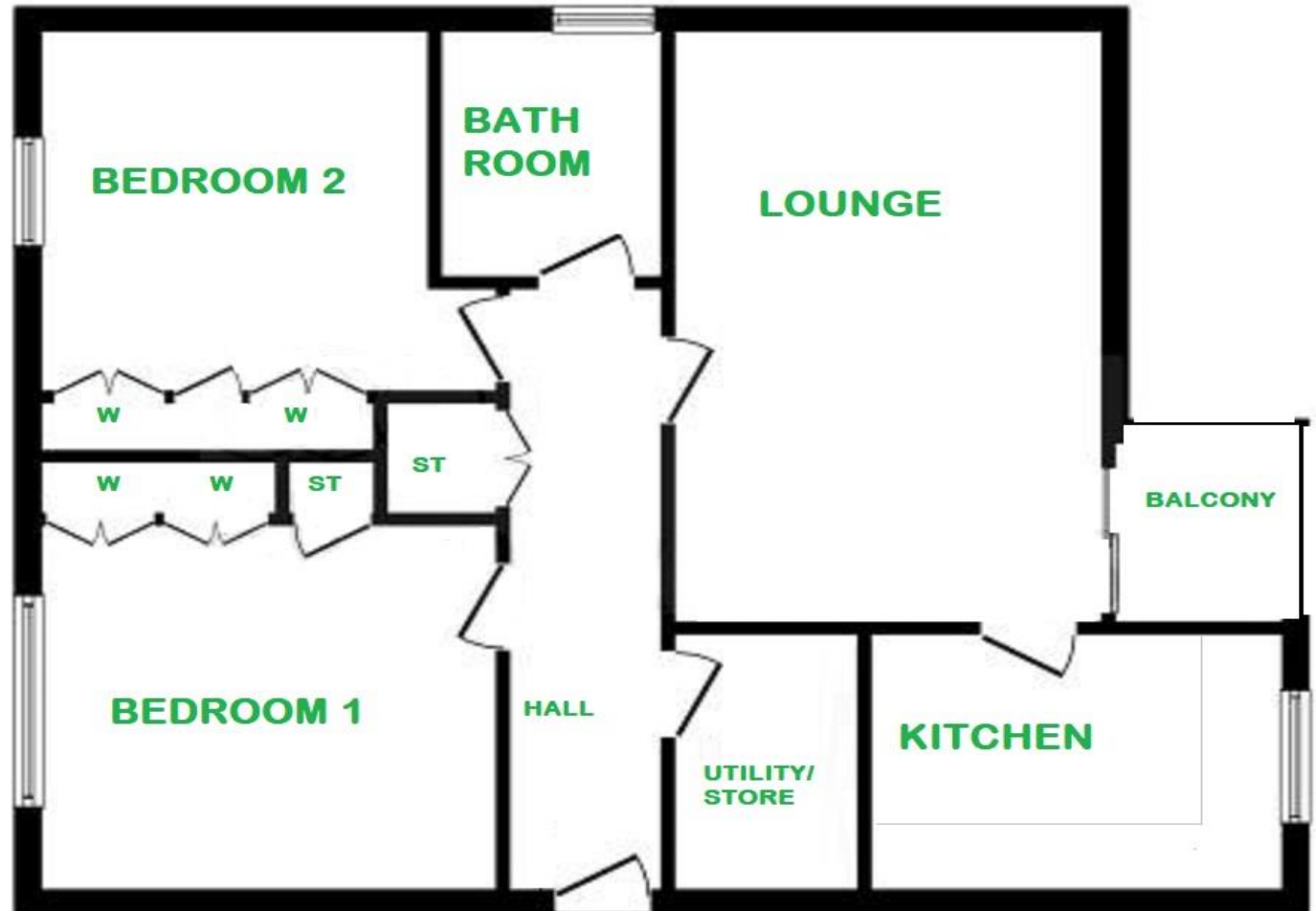
Lounge: 5.29m (17' 4") x 3.62m (11' 11")

Kitchen: 3.15m (10' 4") x 2.45m (8' 0")

Bedroom 1: 3.69m (12' 1") x 3.25m (10' 8")

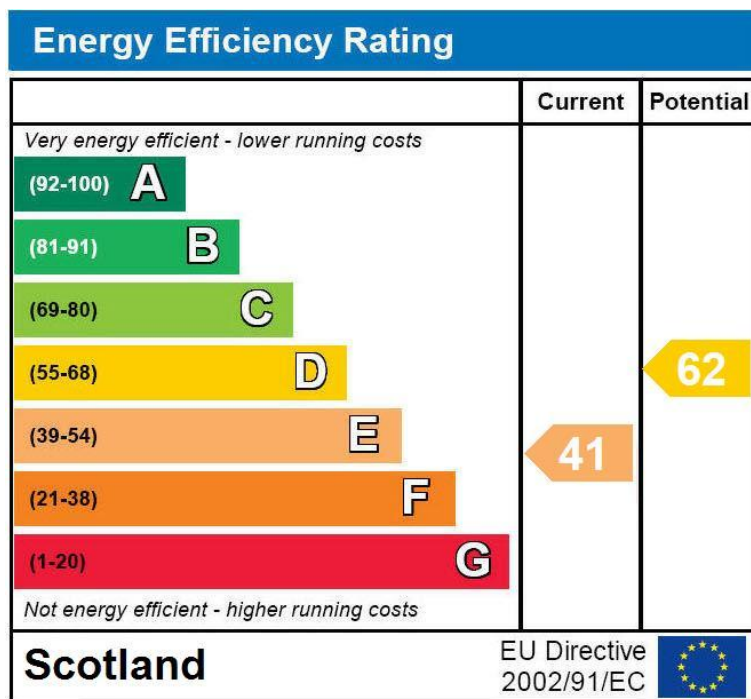
Bedroom 2: 3.63m (11' 11") x 3.14m (10' 4")

Bathroom: 2.45m (8' 0") x 1.85m (6' 1")



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.



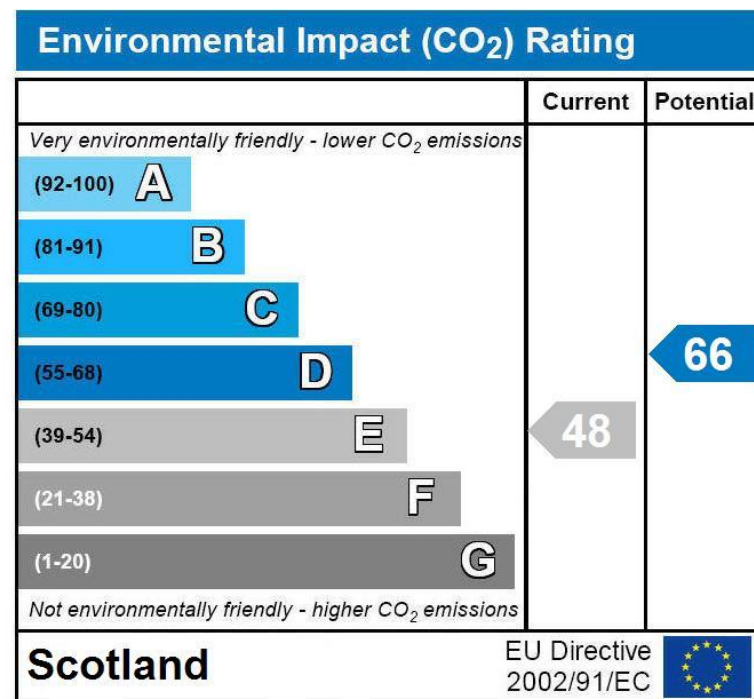


### Energy Efficiency Rating

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 E (41)**. 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 (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band E (48)**. 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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