



13 Mill Road, Glasgow, G72 7QG
£800 Per Month



Spacious 2-bedroom ground-floor maisonette flat available to rent in Cambuslang.

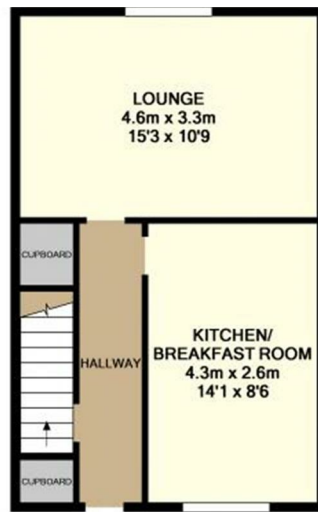
The property comprises a large lounge, fitted kitchen, two bedrooms, and bathroom with shower over bath. Further benefits include gas central heating.

Ideal for tenants seeking a well-located home close to local amenities and transport links.

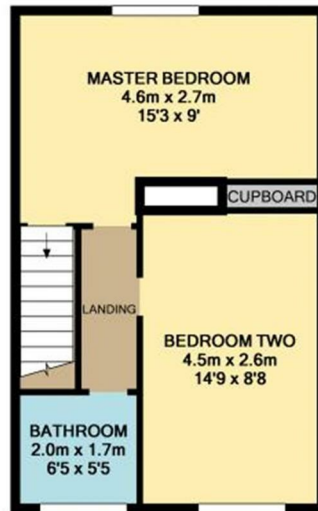
EPC C
 Council Tax Band A
 LARN1904005
 Landlord registration: pending

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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland EU Directive 2002/91/EC	



GROUND FLOOR
 APPROX. FLOOR
 AREA 35.5 SQ.M.
 (382 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 35.1 SQ.M.
 (378 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.6 SQ.M. (760 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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