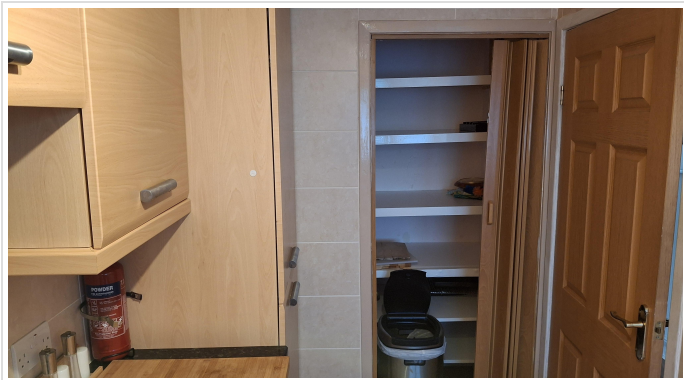


1 Bed Flat In Simpson Heights 48 Drygate, Glasgow, G4 0XU

£990 Monthly





## SHORT DESCRIPTION

Property Ref: 15218 A bright and well-located 1-bedroom ground-floor flat is available for rent in the sought-after Dennistoun area. Just 15 minutes on foot to George Square, 5 minutes to Glasgow Cathedral, and 10 minutes to the University of Strathclyde. this flat is ideal for professionals, researchers. Size: Approximately 50 sqm. Modern appliances: Includes a dishwasher, microwave, and all standard kitchen appliances. No minimum stay required. Property Type: Flat Full Renting price: £990.00 Pricing Options: No Status Council tax band: A EPC rating: C Measurement: 527.432 sq.ft. Outside Space: Balcony Parking: Residents Heating Type: Electric Heating, Double Glazing



**Bed Room(s)**



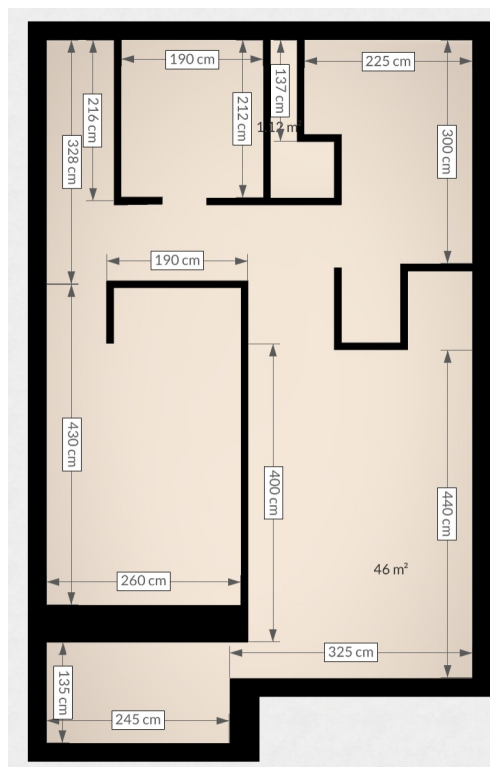
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

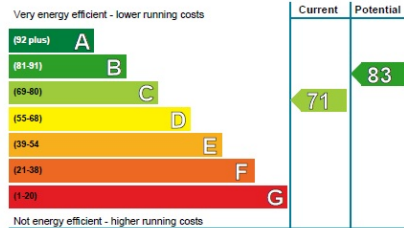
Illustrations are for identification purposes only and are not to scale.  
 All measurements are a maximum and include wardrobes and bay windows where applicable.

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£1,866</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£801</b>	

\* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

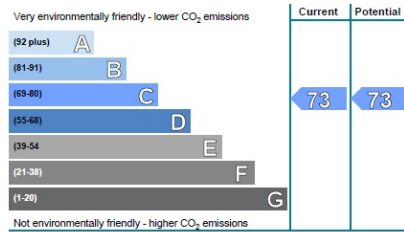


### Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (71)**. 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 your recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your 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.

Your current rating is **band C (73)**. 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 your recommendations report.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£800 - £1,200	£798.00

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