99Home Ltd.
99Home Ltd,
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2 Bed Maisonette In Melvaig Place Glasgow, Glasgow, G20 8EY

£125,000











SHORT DESCRIPTION

Property Ref: 17739 The subjects comprise a purpose built upper maisonette flat. The property is located on the third and fourth floor of a four- storey block. The subjects are located within the Wyndford estate to the north of Glasgow city centre where surrounding properties vary in age and character. Adequate local shopping, educational and public transport facilities are available close by. Glasgow university is a 20 minute walk through Kelvingrove park Property Type: Maisonette Full selling price: £125000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: A EPC rating: C Measurement: 796.529 sq.ft. Outside Space: Balcony Parking: Communal, Residents Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant ----------

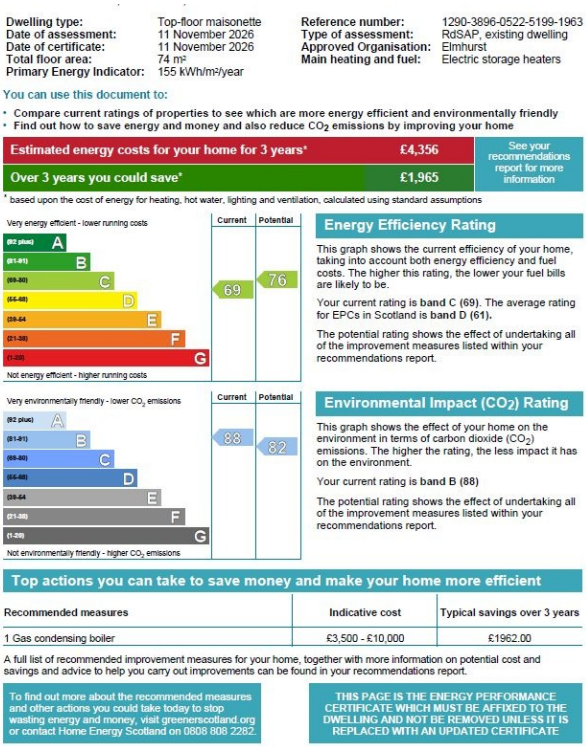
2	1	1
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

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.



Dwelling type:	Top-floor maisonette	**Reference number:**	1290-3896-0522-5199-1963
Date of assessment:	11 November 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	11 November 2026	**Approved Organisation:**	Elmhurst
Total floor area:	74 m²	**Main heating and fuel:**	Electric storage heaters
Primary Energy Indicator:	155 kWh/m²/year		

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_2 emissions by improving your home

Estimated energy costs for your home for 3 years*	£4,356
Over 3 years you could save*	£1,965

See your recommendations report for more information

* 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 (69)**. 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_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (88)**

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 Gas condensing boiler	£3,500 - £10,000	£1962.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

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