Approximate Dimensions (Taken from the widest point)

Open Plan Living	5.80m (19') x 5.20m (17'1")
Balcony	5.20m (17'1") x 1.41m (4'7")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
Bedroom 2	4.10m (13'5") x 3.60m (11'10")
En-suite	2.40m (7'11") x 2.20m (7'3")
Bathroom	2.50m (8'2") x 2.40m (7'10")

Gross internal floor area (m^2): $70m^2$
EPC Rating: B

Extras (Included in the sale): Furniture may be available by separate negotiation

2/1 95 London Avenue

DALMARNOCK, GLASGOW, G40 3GZ