



# PLOT 59 BERRYKNOWES DRIVE

GLASGOW, G52 2DZ



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# Plot 59

## Berryknowes Drive

Set in a popular area of Cardonald this New Built town houses offer spacious accommodation over three floors & benefits from gas fired central heating system, double glazing, mono blocked driveway and enclosed private rear gardens.

All integrated appliances, fitted wardrobes and down lighters included in the price. In brief the accommodation includes an entrance hall, lounge, kitchen/diner, separate ground floor cloakroom.

The first floor provides two double bedrooms & a four piece fitted bathroom.

The second floor provides the master bedroom with En-suite & Dressing Room, along with a fourth bedroom.

**Asking Price £217,000**

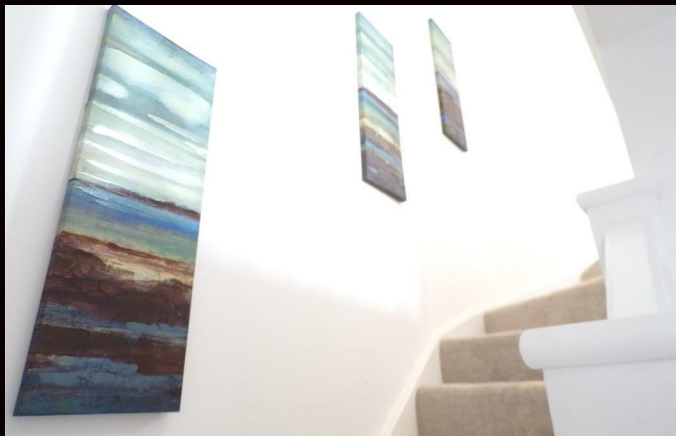


**Offered to the market and ready to move into, a new build 4 bed town house .  
A spacious family home set within a quiet cul de sac**

**Viewing a must**

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**Lounge**

4.72m by 3.66m (15'6 by 12)

**Kitchen/Diner**

4.11m by 3.66m (13'6 by 12)

**W/C**

**Master bedroom**

4.22m by 3.66m (13'10 by 12)

**En-suite**

**Bedroom 2**

3.66m by 3.15m (12 by 10'4)

**Bedroom 3**

3.66m by 3.20m (12 by 10'6)

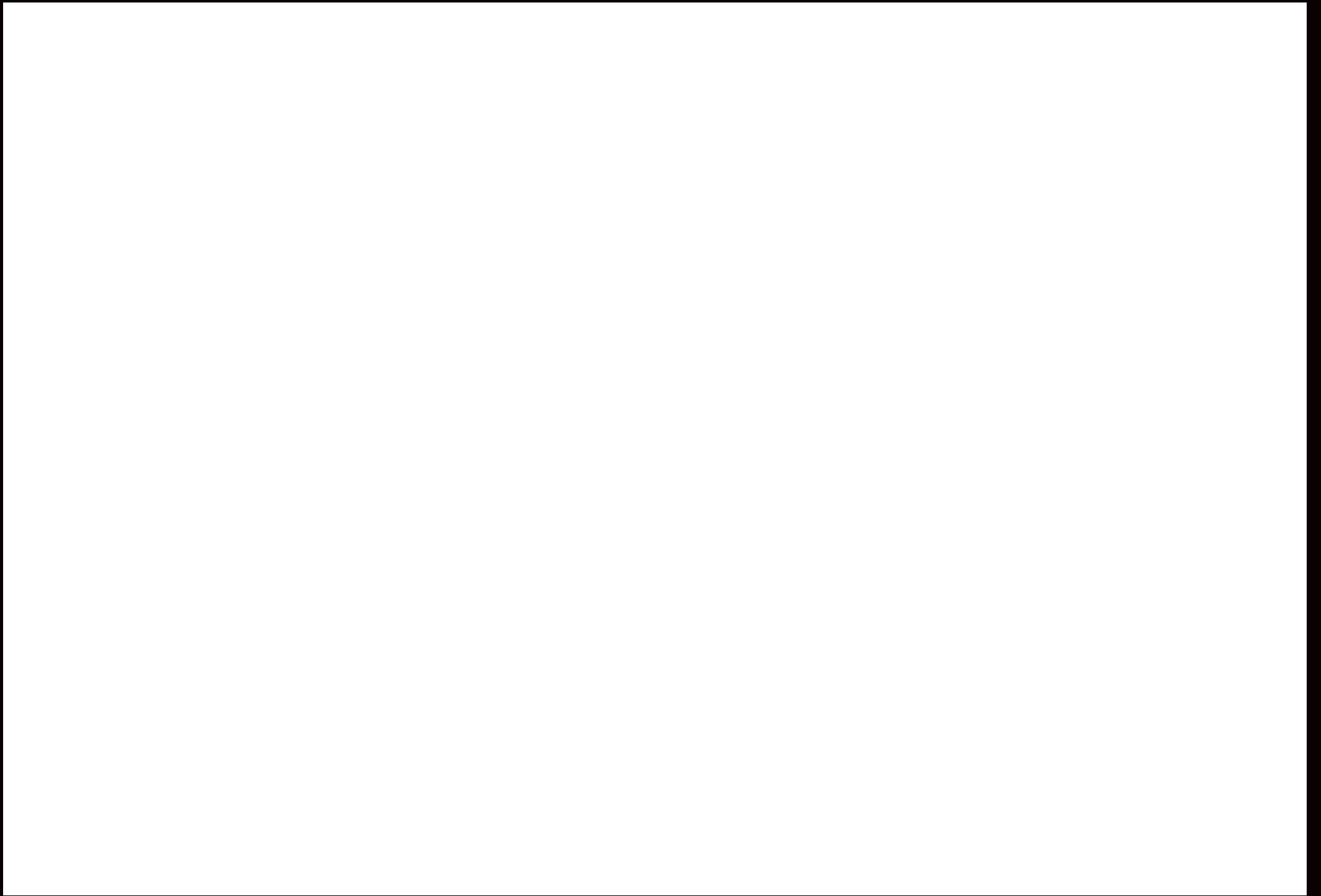
**Bedroom 4**

2.41m by 2.36m (7'11 by 7'9)

**Dressing Room**

**Bathroom**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

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



#### Agents Note

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