



5 Bedrooms

House - Detached

Offers Over

£345,000

Located in

Duntocher



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# 1 Linden Drive

Duntocher | | G81 6BW



Spacious modern styled Five Bedroom Detached villa located within this popular Duntocher pocket. Enjoying a cul-de-sac location and close to many local amenities including shops, schools and public transport. Early viewings for this superb family home are highly recommended.

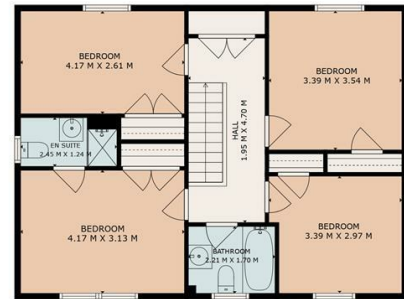
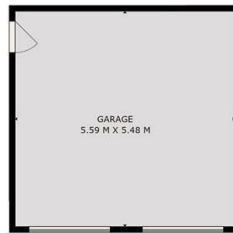
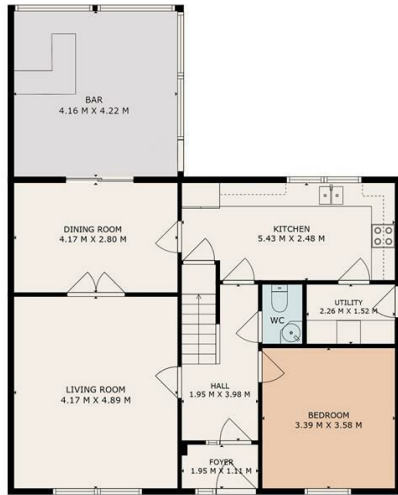
# 1 Linden Drive

£345,000 Freehold



- Spacious Modern Styled Five Bedroom Detached Villa
- Entrance hallway
- Patio doors to Bar
- Five Good Sized Bedrooms
- Family bathroom with WC, wash hand basin and bath
- Cul-De-Sac Location
- Cloaks WC
- Utility room with door leading to gardens
- Master En Suite with WC, wash hand basin and shower cubicle
- Double Glazing, Gas Central Heating, driveway, and double garage and large private gardens





**TOTAL: 163 m<sup>2</sup>**  
 FLOOR 1: 76 m<sup>2</sup>, FLOOR 2: 70 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 31 m<sup>2</sup>, BAR: 18 m<sup>2</sup>  
 THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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	

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