



2 Bedrooms

House - End Terrace

Offers Over

£157,000

Located in

Glasgow



<https://www.caledoniabureau.co.uk/>



74 Riddon Avenue

Glasgow | | G13 4NJ



Beautifully presented two bedroom end-terraced home, recently upgraded throughout to an excellent standard, offering modern living in a sought-after residential area.

74 Riddon Avenue

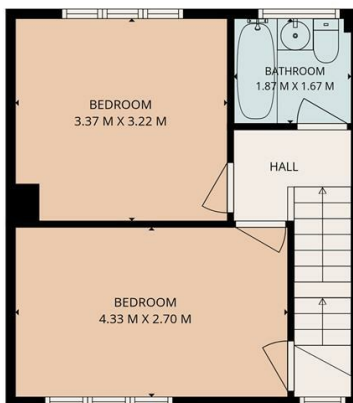
£157,000 Freehold



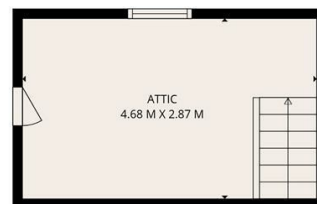
- End Terraced Villa
- Newly Fitted Kitchen
- Modern Bathroom
- Private Rear Gardens
- Sought After Address
- Bright and Spacious Lounge
- Two Bedrooms
- Fully Floored Attic
- Driveway
- Viewing Essential!



FLOOR 1



FLOOR 2



FLOOR 3



TOTAL: 59 m²
 FLOOR 1: 32 m², FLOOR 2: 27 m², FLOOR 3: 0 m²
 EXCLUDED AREAS: HALL: 5 m², LOW CEILING: 5 m², ATTIC: 9 m²,
 WALLS: 10 m²

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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