

139 Broomhill Drive, Glasgow, G11 7NB. Offers over £275,000





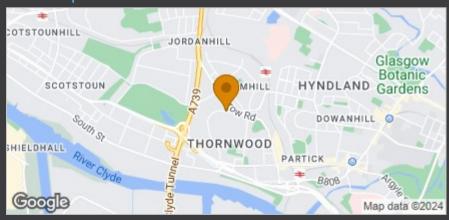




### Floor Plan

# Dining Area 8'9" x 10'5" 2.7 m x 3.2 m Kitchen 11'7" x 10'5" Living Room 16'8" x 16'0" 3.5 m x 3.2 m 5.1 m x 4.9 m Bathroom 12'10" x 4'8" 3.9 m x 1.4 m Master Bedroom 16'5" x 10'10" Bedroom 15'0" x 9'9" 5.0 m x 3.3 m 4.6 m x 3.0 m TOTAL: 1024 sq. ft, 95 m2 FILMWORX FLOOR 1: 1024 sq. ft, 95 m2 EXCLUDED AREAS: BAY WINDOW: 10 sq. ft, 1 m2, FIREPLACE: 5 sq. ft, 0 m2

### Area Map



#### Accommodation

# Viewing

Please contact our Yates Hellier Office on 0141 248 8726 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating
	Current	Potential	Current Potential
Very energy efficient - lower running costs	51	57	Very environmentally friendly - lower CO2 emissions
(92 plus) A			(92 plus) 🔼
(81-91) B			(81-91)
(69-80) C			(69-80)
(55-68)			(55-68) D
(39-54)			(39-54)
(21-38)			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
	U Directi 002/91/E		Scotland EU Directive 2002/91/EC







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