



Crescent Road | Scotstounhill | Glasgow | G13 3RY

Offers Over £285,000

moving

ESTATE AGENTS



## Key features

- Fabulous traditional sandstone three-bedroom semi-villa
- Located in Scotstounhill
- Leafy outlook to front and rear
- Large mature gardens to front and rear
- Three double bedrooms
- Upgraded family bathroom
- Gas central heating
- Scotstounhill Train Station a 5-minute walk away
- Double Glazing
- Council Tax Band E

## Description

This is a very attractive red sandstone traditional three-bedroom semi-detached villa with beautifully enclosed front and rear garden grounds located in the heart of Scotstounhill. Of undoubted appeal to a wide range of buyer types, the villa is presented in pristine condition and also offers scope for expansion into the loft and/or externally subject to the usual permissions.

Scotstounhill is conveniently placed for a large range of amenities including Scotstoun Leisure Centre, Great Western Road Retail Park, Scotstounhill Train Station, school and local shopping facilities.

## Directions



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# Floor plans



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</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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