



## 18 Mayfield Street, Glasgow, G20 9LR

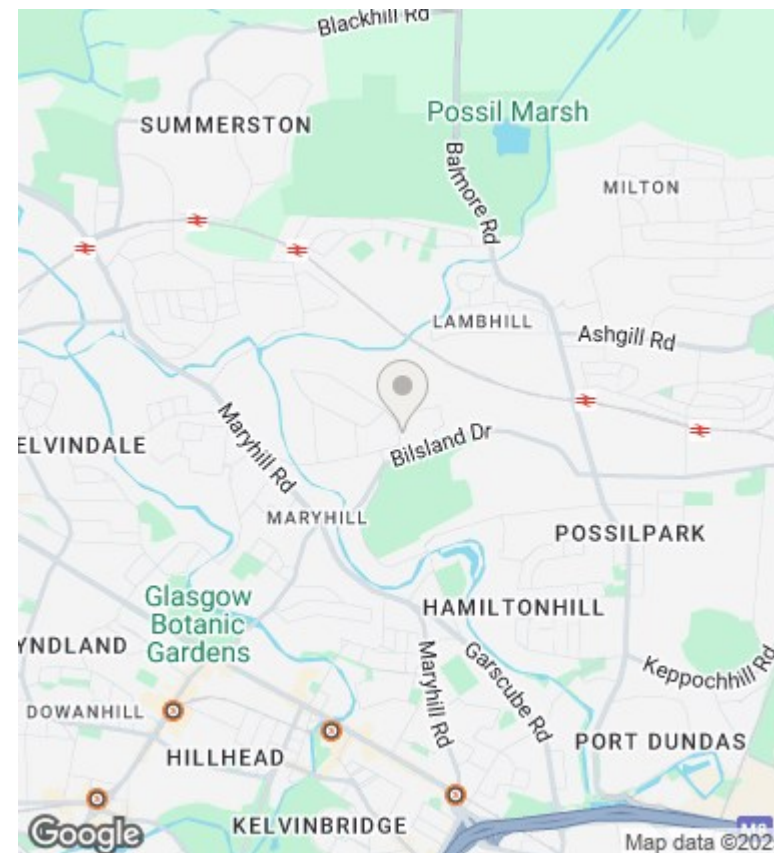
Offers Over £225,000

- Spacious townhouse set over three floors
- Master en-suite shower room
- Double Glazing and Gas central heating
- 3 Bedrooms plus converted garage providing 4th bedroom
- Enclosed garden to the rear
- EER Band C
- Open plan Kitchen/dining/family area
- Driveway parking to front



**TOTAL: 1337 sq. ft, 124 m<sup>2</sup>**  
 FLOOR 1: 388 sq. ft, 36 m<sup>2</sup>, FLOOR 2: 499 sq. ft, 46 m<sup>2</sup>, FLOOR 3: 450 sq. ft, 42 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 52 sq. ft, 5 m<sup>2</sup>, UTILITY: 46 sq. ft, 4 m<sup>2</sup>, STORAGE: 40 sq. ft, 3 m<sup>2</sup>,  
 UNDEFINED: 7 sq. ft, 1 m<sup>2</sup>, WALLS: 161 sq. ft, 15 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

## Council Tax Band

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            | 72                      |           |
| (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 |           |