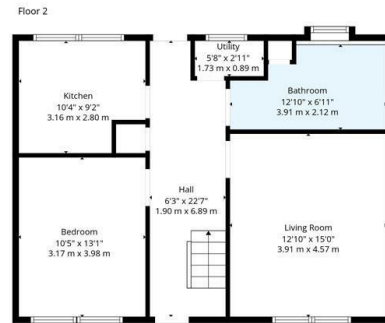




9 Gallan Avenue, Glasgow, G23 5ES

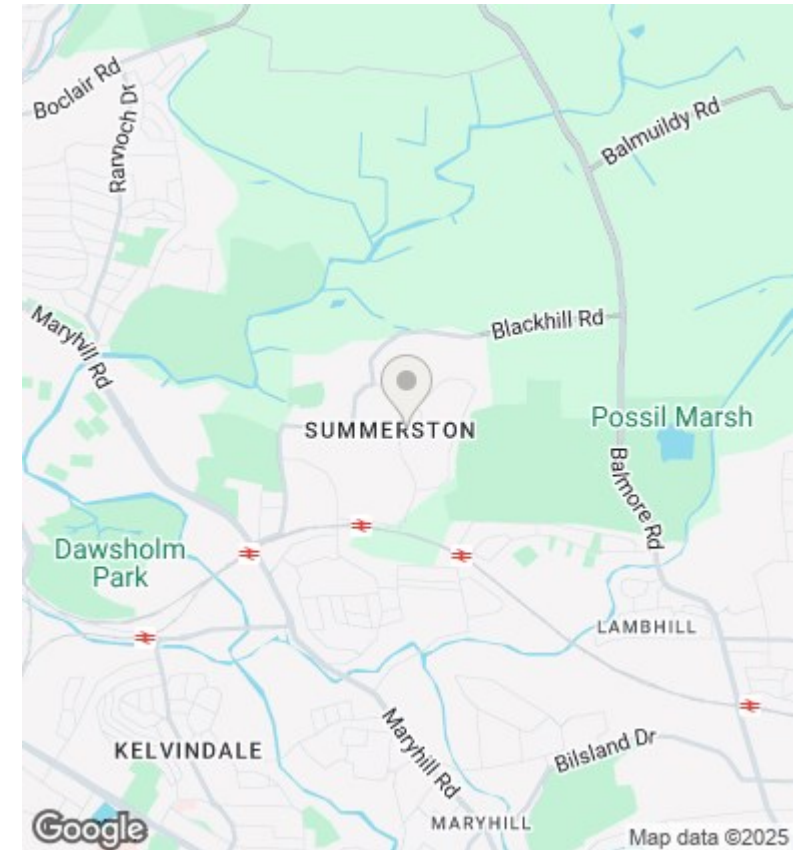
Offers Over £225,000

- Incredibly spacious 5 bedroom End Terraced Villa
- Show Home Presentation
- Upgraded Electric Heating and DG Windows
- Cul-de-sac setting
- Modern Kitchen, Modern Shower room and Modern Bathroom
- EER Band
- Large plot with additional spacious garden area to the side
- Attractive Flooring Throughout



Floor 1

TOTAL: 1306 sq. ft, 121 m²
 FLOOR 1: 659 sq. ft, 61 m², FLOOR 2: 647 sq. ft, 60 m²
 EXCLUDED AREAS: UTILITY: 16 sq. ft, 2 m², UNDEFINED: 6 sq. ft, 1 m², BAY WINDOW: 3 sq. ft, 0 m²,
 STORAGE: 34 sq. ft, 3 m², WALLS: 107 sq. ft, 10 m²
 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:

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	