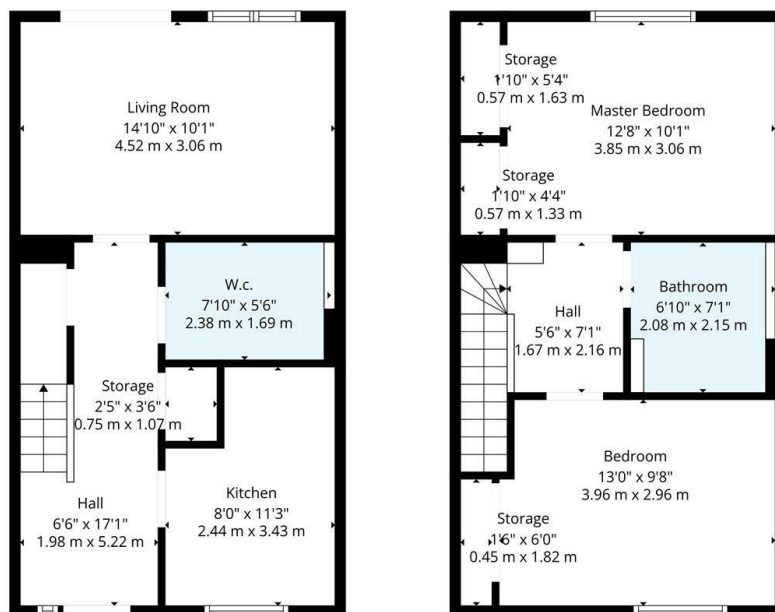




12 Broomfield Court, Glasgow, G21 3HG

Offers Over £170,000

- Modern 2 bedroom Mid Terrace Villa
- Driveway parking
- Modern Kitchen
- Spacious Lounge with French doors leading to the garden
- Well-Proportioned Bedrooms both with built in wardrobes
- EER Band
- Stylish Family Bathroom
- Landscaped Garden including artificial grass to the rear



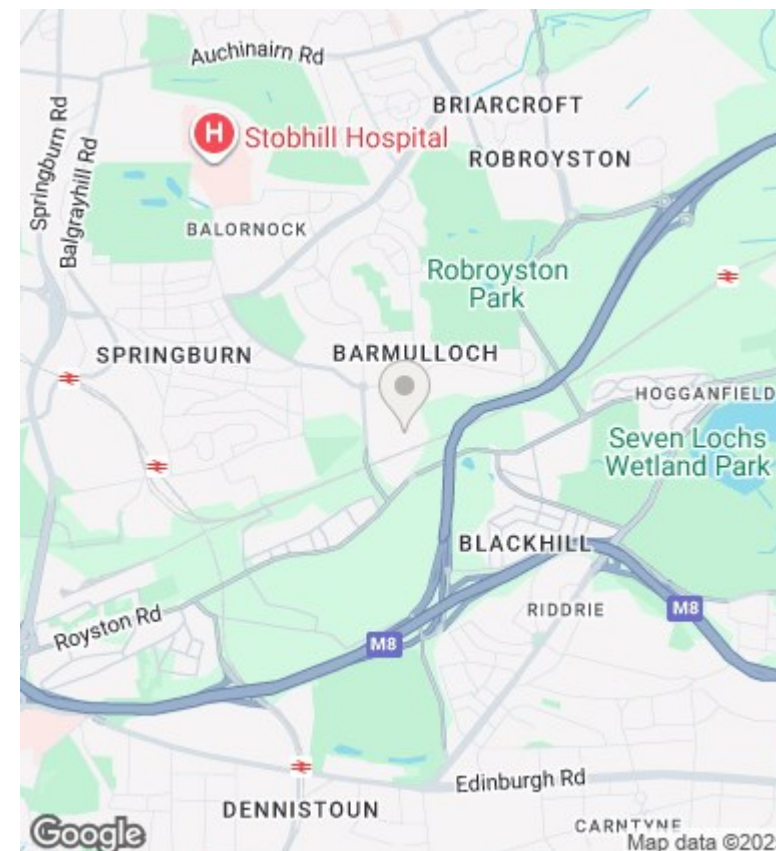
Floor 1

Floor 2



TOTAL: 779 sq. ft, 72 m²
 FLOOR 1: 399 sq. ft, 37 m², FLOOR 2: 380 sq. ft, 35 m²
 EXCLUDED AREAS: STORAGE: 37 sq. ft, 4 m², WALLS: 86 sq. ft, 7 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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	