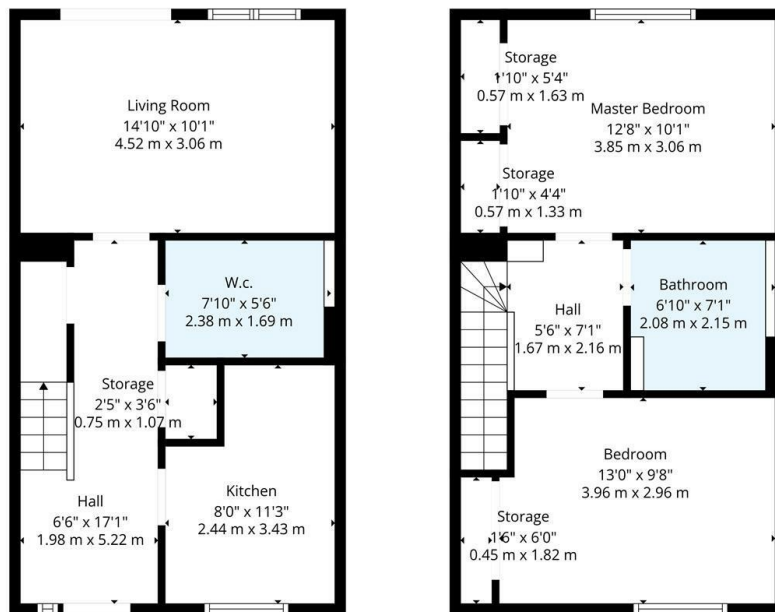




## 12 Broomfield Court, Glasgow, G21 3HG

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



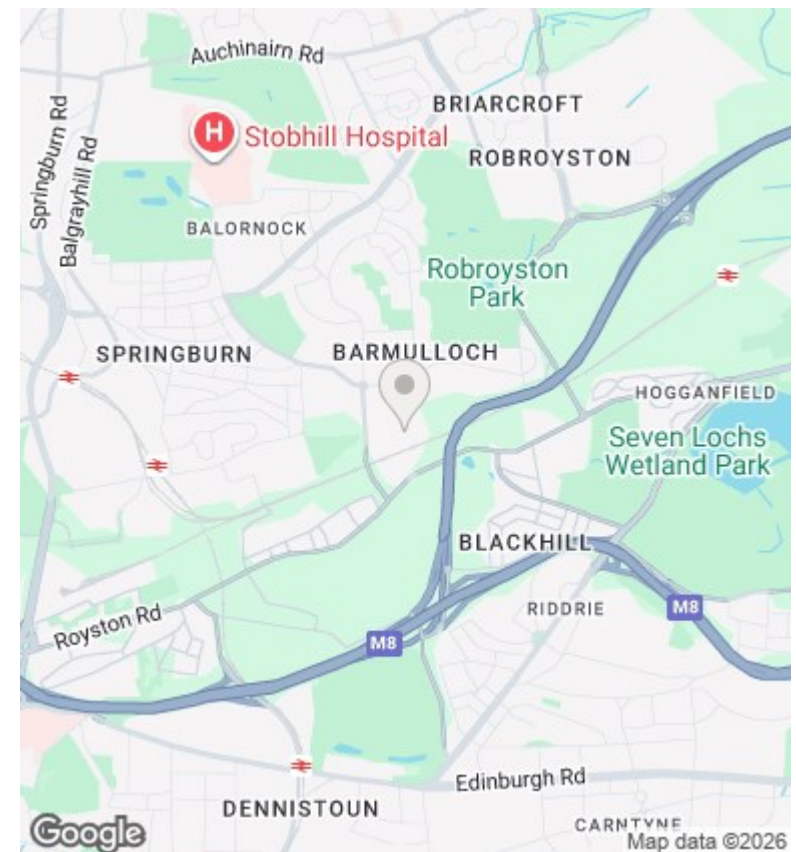
Floor 1

Floor 2



**TOTAL: 779 sq. ft, 72 m<sup>2</sup>**  
 FLOOR 1: 399 sq. ft, 37 m<sup>2</sup>, FLOOR 2: 380 sq. ft, 35 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 37 sq. ft, 4 m<sup>2</sup>, WALLS: 86 sq. ft, 7 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:

B

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