



3 Bedrooms

Bungalow - Detached

Offers Over

£325,000

Located in

Cardross



<https://www.caledoniabureau.co.uk/>



# 16 Muirend Road

Cardross | | G82 5LG



Immaculately presented and extended 3 bedroom 2 public detached bungalow within the delightful conservation village of Cardross.

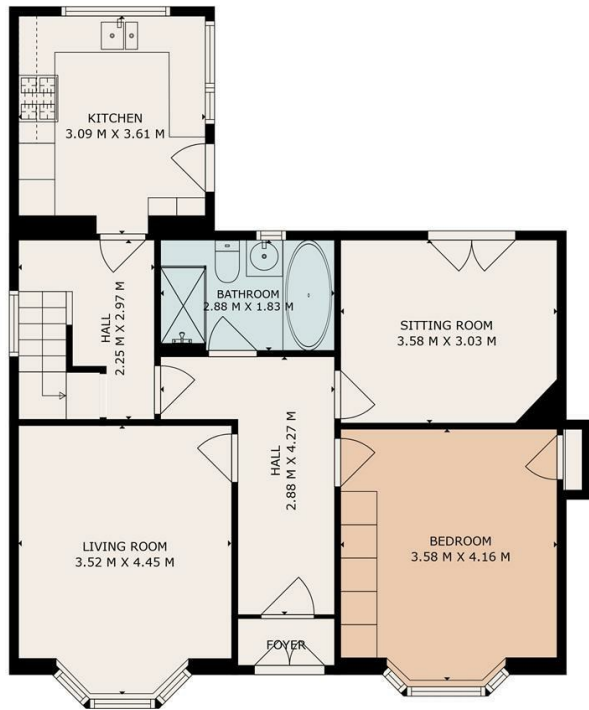
# 16 Muirend Road

£325,000 Freehold



- Extended Detached Bungalow
- Large Modern Kitchen
- Double Driveway
- Garden to Front, Side and Rear
- Sought After Location
- 3 Bedrooms and 2 Public Rooms
- Family Bathroom with Shower Cubicle
- Detached Garage
- Gas Central Heating and Double Glazing
- Early Viewing Essential!





FLOOR 1



FLOOR 2



**TOTAL: 101 m<sup>2</sup>**  
FLOOR 1: 76 m<sup>2</sup>, FLOOR 2: 25 m<sup>2</sup>  
EXCLUDED AREAS: LOW CEILING: 3 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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