



3 Bedrooms

House - Semi-Detached

Offers Over

£249,995

Located in



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



Braeside Smollett Street

| | G83 0DS



Nestled in the highly sought-after Smollett Street, this stunning elevated three-bedroom semi-detached villa offers a perfect blend of modern living and traditional charm.

Braeside Smollett Street

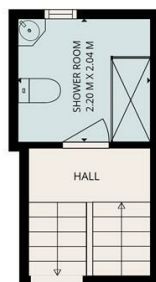
£249,995 Freehold



- Stunning Semi Detached Villa
- Dining Room
- Three Bedrooms
- Enclosed Rear Gardens
- Sought After Address
- Bay Windowed Lounge
- Modern Kitchen
- Modern Shower Room
- Tastefully Decorated Throughout
- Early Viewing Essential!



FLOOR 1



FLOOR 2



FLOOR 3



TOTAL: 103 m2
FLOOR 1: 51 m2, FLOOR 2: 9 m2, FLOOR 3: 43 m2
EXCLUDED AREAS: WALLS: 11 m2

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) 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	

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