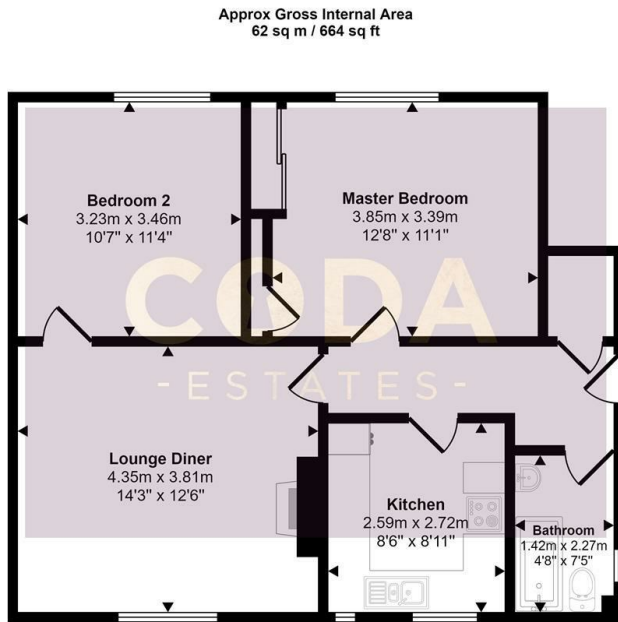




## 13 The Loaning, Kirkintilloch, Glasgow, G66 4AF

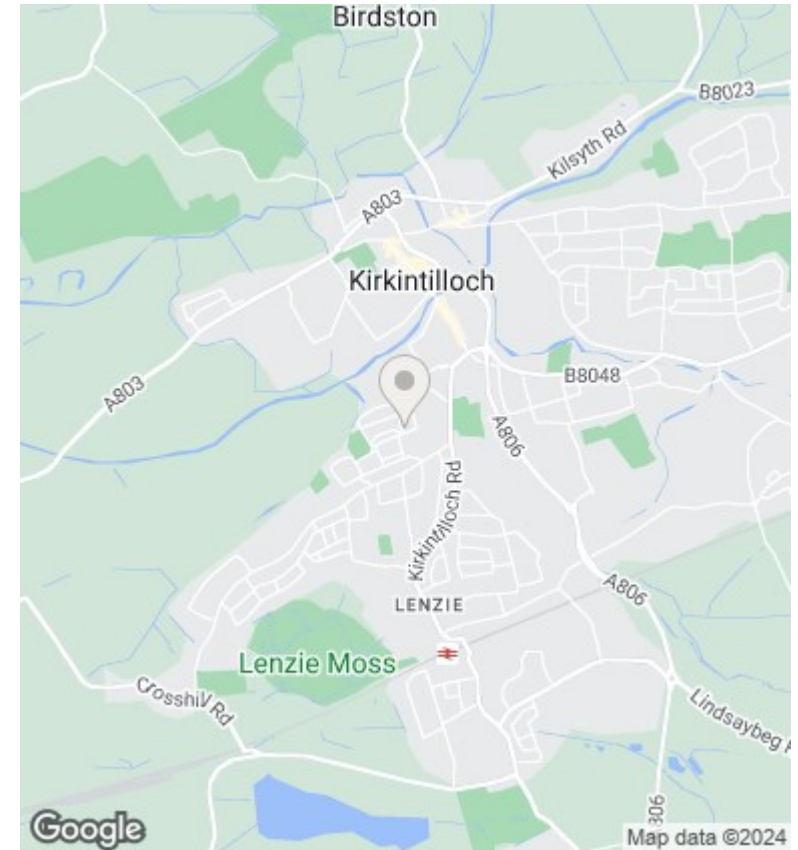
Offers Over £114,995

- Excellent FTB Opportunity
- Fitted Kitchen with Appliances
- Front and Rear Gardens
- EER - D
- Spacious Lower Cottage Flat
- 2 Double Bedrooms
- Quiet Location
- Large Lounge with Fireplace
- 3 Piece Bathroom Suite with overhead shower
- Close to All Local Amenities



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		77
(69-80)	<b>C</b>	67	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	