

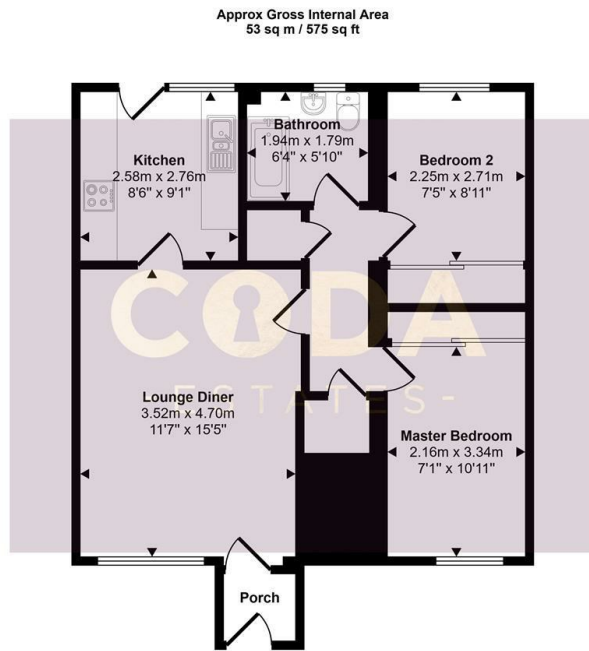


## 8 Barbeth Way, Cumbernauld, Glasgow, G67 4NL

Offers Over £87,500

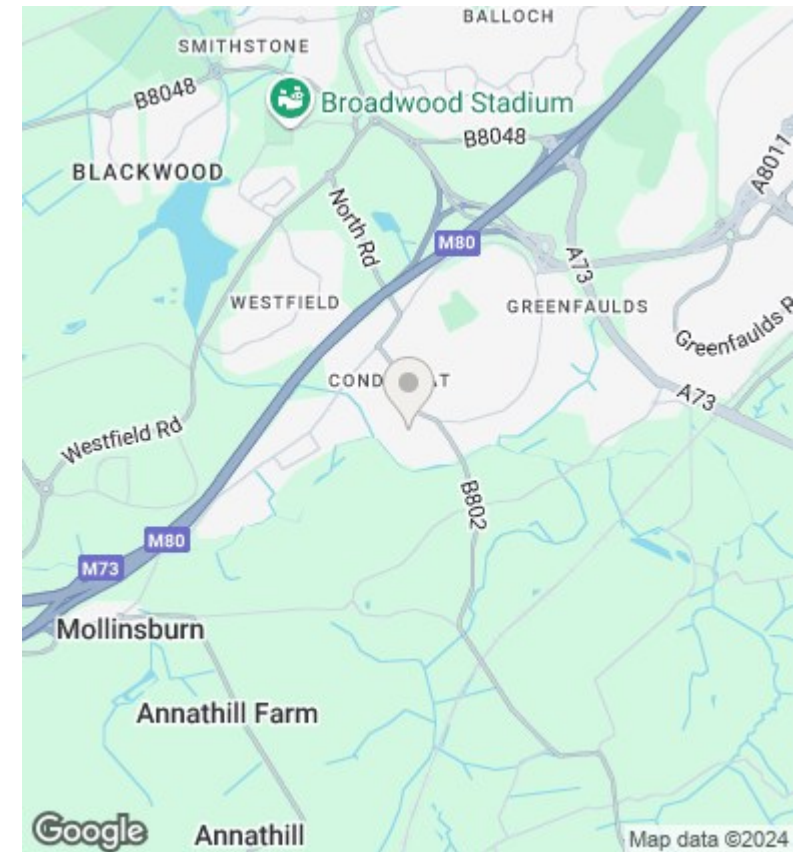
- Deceptively Spacious Ground Floor Flat
- Large Front Facing Lounge Dining
- 3-Piece Bathroom
- EER - C
- South Facing Landscaped Rear Gardens
- 2 Bedrooms with Storage
- Proximity to Excellent Transport Links
- Quiet Residential Location
- Fitted Kitchen
- Close to All Local Amenities





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:

C

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>	72	75
(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	