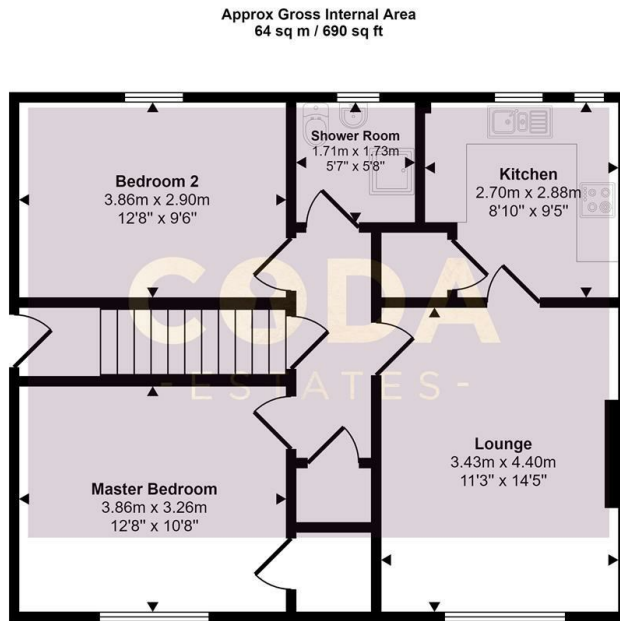




## 8 Carresbrook Avenue, Kirkintilloch, Glasgow, G66 3LF

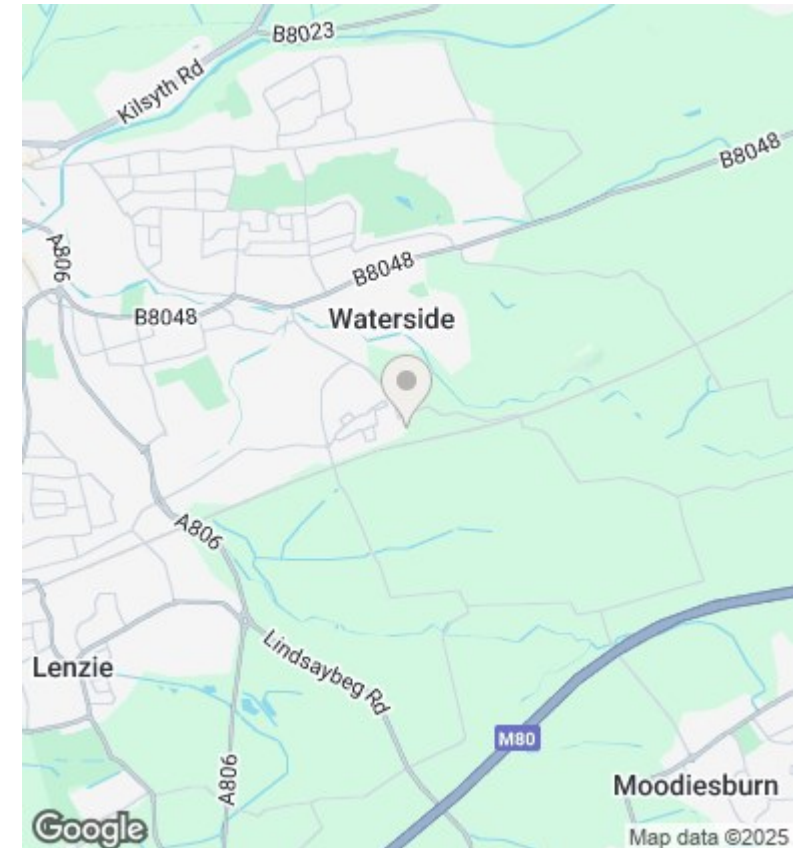
Offers Over £154,995

- Spacious Upper Cottage Flat
- 2 Double Bedrooms
- Newly Landscaped South Facing Front Garden
- EER - C
- Uninterrupted Countryside Views
- New Contemporary Fitted Kitchen - Smeg Appliances & Quooker Tap
- Brand New Roof
- Extensively Renovated and Upgraded Throughout
- Recently Installed Shower-Room
- Council Tax Band B



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>	77	77
(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	