



HEMMINGS HOMES

OFFERS OVER

**£270,000**

**Magnolia Terrace**

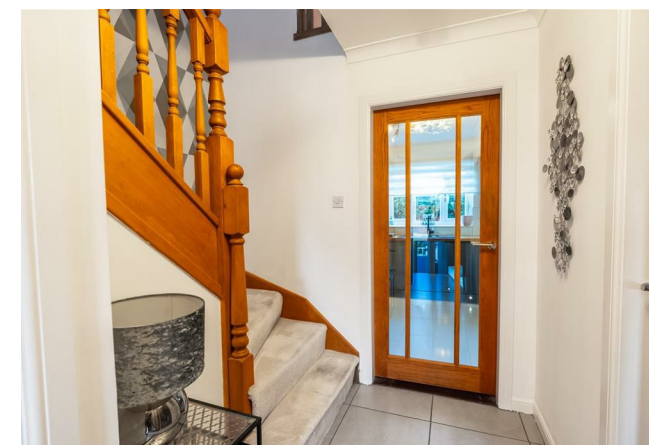
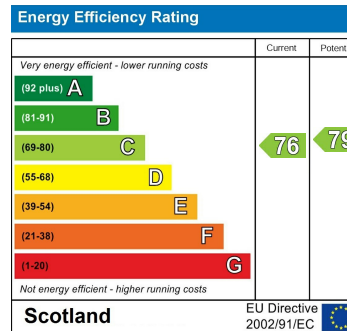
Glasgow, G72 7PA





**TOTAL: 1145 sq. ft, 107 m<sup>2</sup>**  
 1st Floor: 547 sq. ft, 51 m<sup>2</sup>, 2nd Floor: 598 sq. ft, 56 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 181 sq. ft, 17 m<sup>2</sup>, PATIO: 160 sq. ft, 15 m<sup>2</sup>, STAIRWELL: 37 sq. ft, 3 m<sup>2</sup>,  
 WALLS: 131 sq. ft, 12 m<sup>2</sup>

Floor Plan Created By Cubicore App. Measurements Deemed Highly Reliable But Not Guaranteed.



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



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