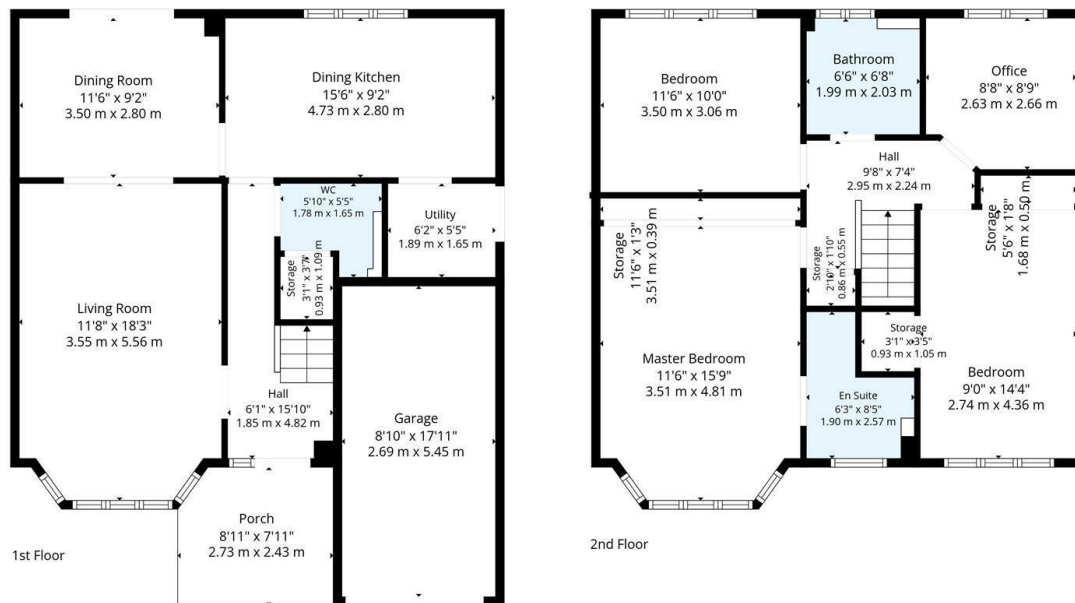




17 Scalloway Road, Gartcosh, Glasgow, G69 8LG

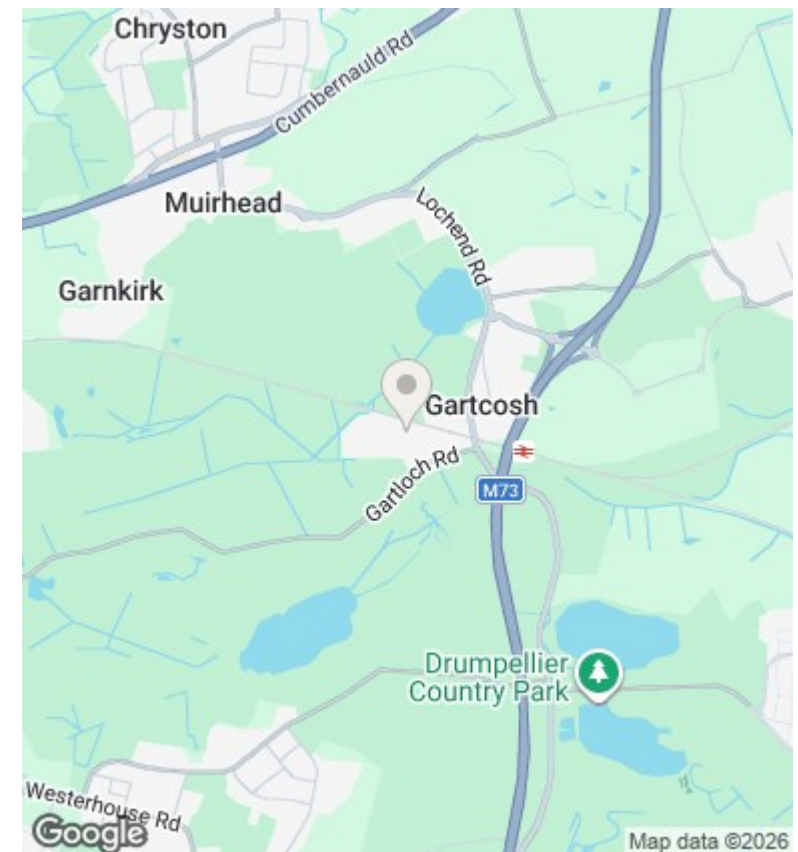
Offers Over £320,000

- Modern Four Bedroom Detached Villa with driveway and garage
- Opportunity to convert integral garage subject to planning
- Well proportioned bedrooms, master en-suite
- EER Band C
- Excellent plot and south facing Landscaped rear garden
- Two public rooms plus modern kitchen diner
- Family Bathroom
- Charming summer house in rear garden
- Separate utility room and downstairs wc
- Excellent condition throughout



TOTAL: 1247 sq. ft, 116 m2
 1st floor: 572 sq. ft, 53 m2, 2nd floor: 675 sq. ft, 63 m2
 EXCLUDED AREAS: GARAGE: 158 sq. ft, 15 m2, STORAGE: 51 sq. ft, 4 m2, PORCH: 69 sq. ft, 6 m2,
 UTILITY: 34 sq. ft, 3 m2, WALLS: 126 sq. ft, 11 m2

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



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

EPC Rating:

C

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