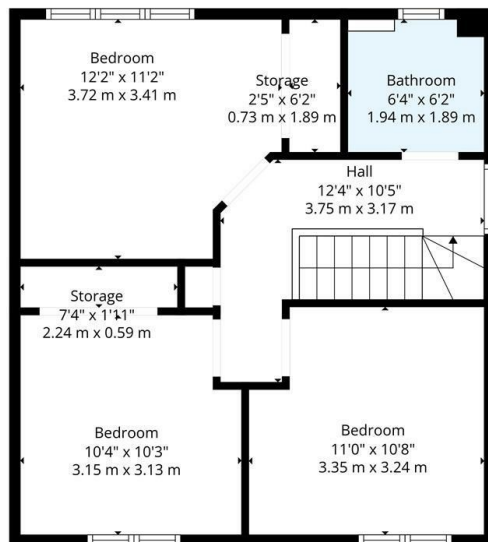
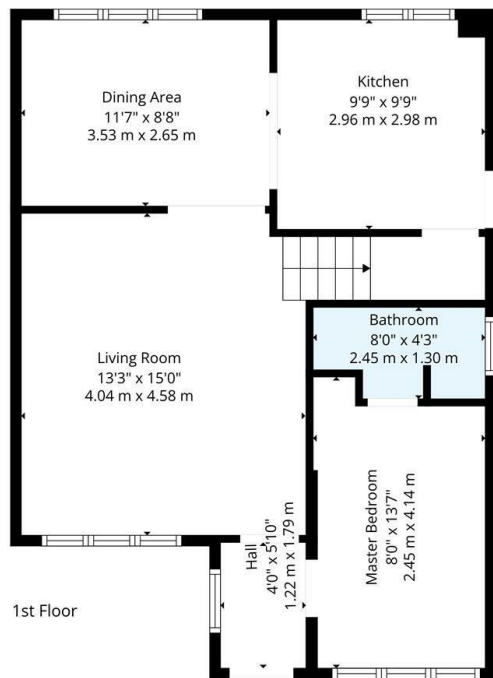




## 17 Kingfisher Drive, Glasgow, G13 4QA

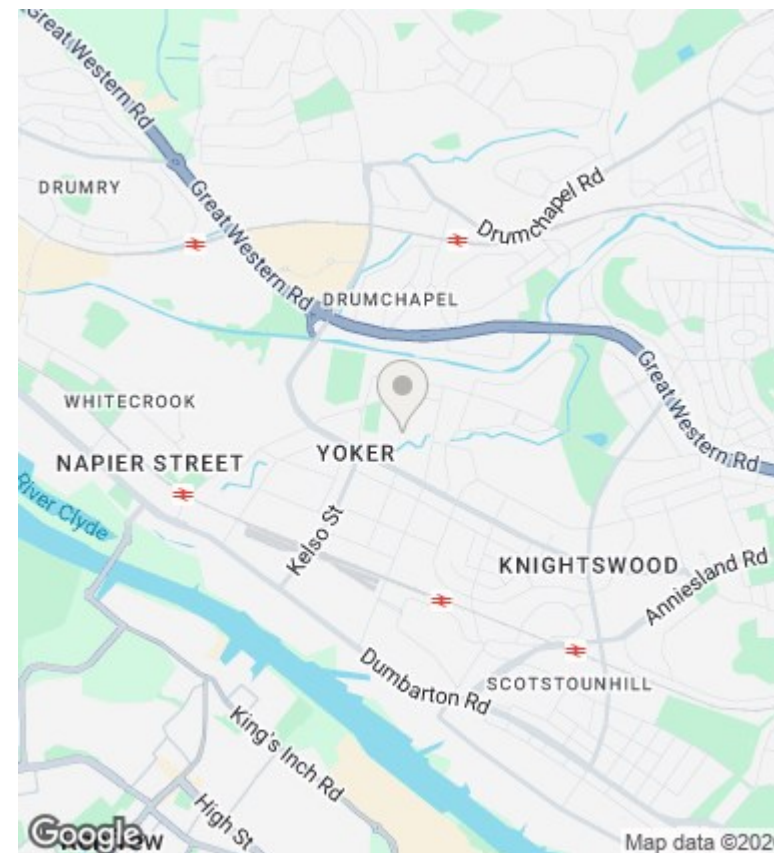
Offers Over £235,000

- Modern four bedroom semi detached villa
- Spacious front facing living room
- Summer House/Storage area in rear garden
- EER Band C
- Popular modern development in Knightswood
- Converted garage creating downstairs 4th bedroom with en-suite shower room
- 3 Double bedrooms upstairs
- Modern Kitchen Diner
- Landscaped Gardens with Monoblock Driveway
- Modern family bathroom



**TOTAL: 1088 sq. ft, 101 m<sup>2</sup>**  
 1st floor: 597 sq. ft, 55 m<sup>2</sup>, 2nd floor: 491 sq. ft, 46 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 29 sq. ft, 2 m<sup>2</sup>, WALLS: 100 sq. ft, 9 m<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(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	