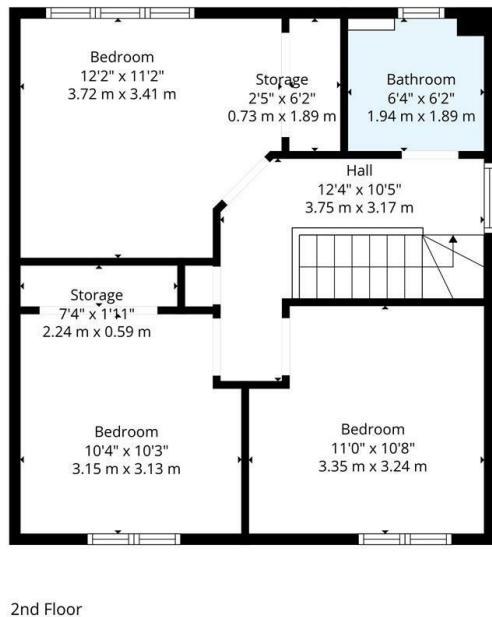
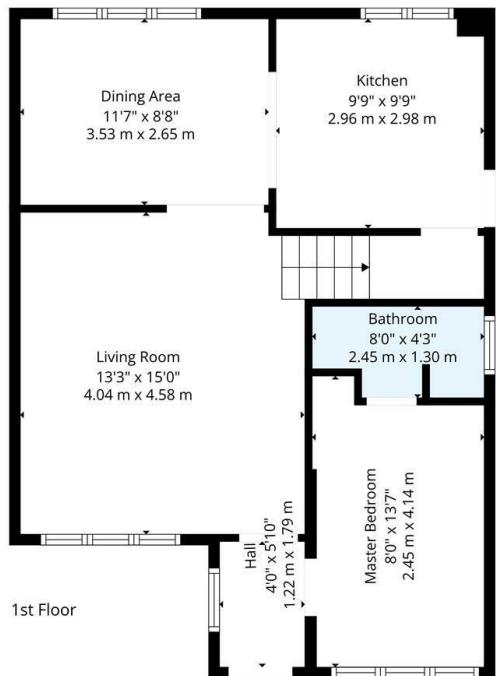


## 17 Kingfisher Drive, Glasgow, G13 4QA

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

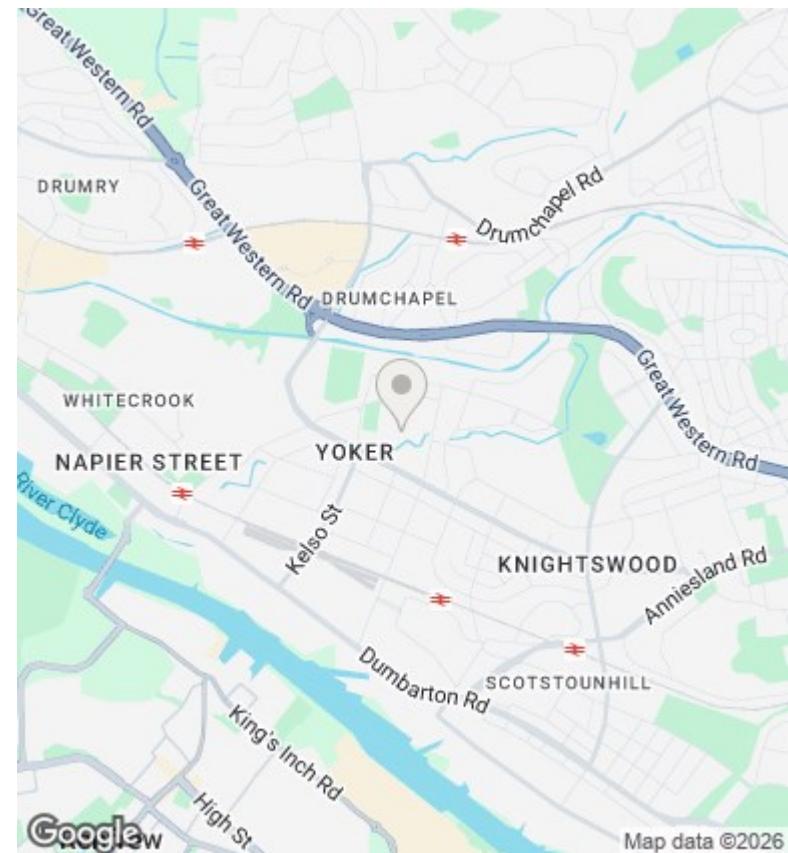
## Viewings

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

## Council Tax Band

## EPC Rating:

C



Map data ©2026

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	