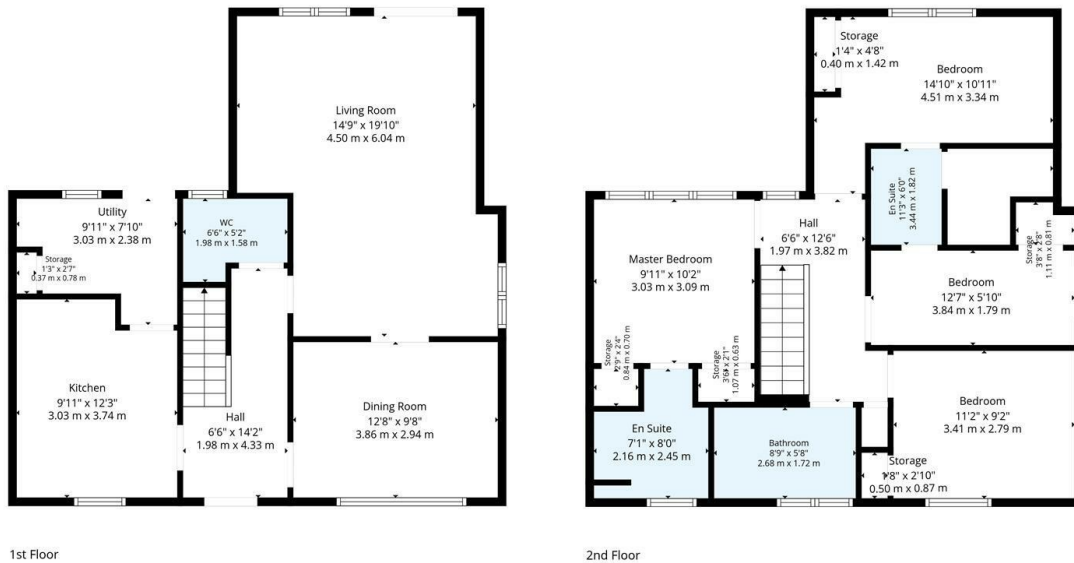




14 Blacader Drive, Gartcosh, Glasgow, G69 8DG

Offers Over £325,000

- Modern four bedroom detached villa
- Two En-suite shower rooms plus family bathroom
- Lovely secluded rear garden
- EER Band B
- Detached Garage
- Modern kitchen, separate utility room and wc
- Not overlooked to rear backing onto Woodland
- Modern summer house
- Two public rooms
- Excellent condition throughout



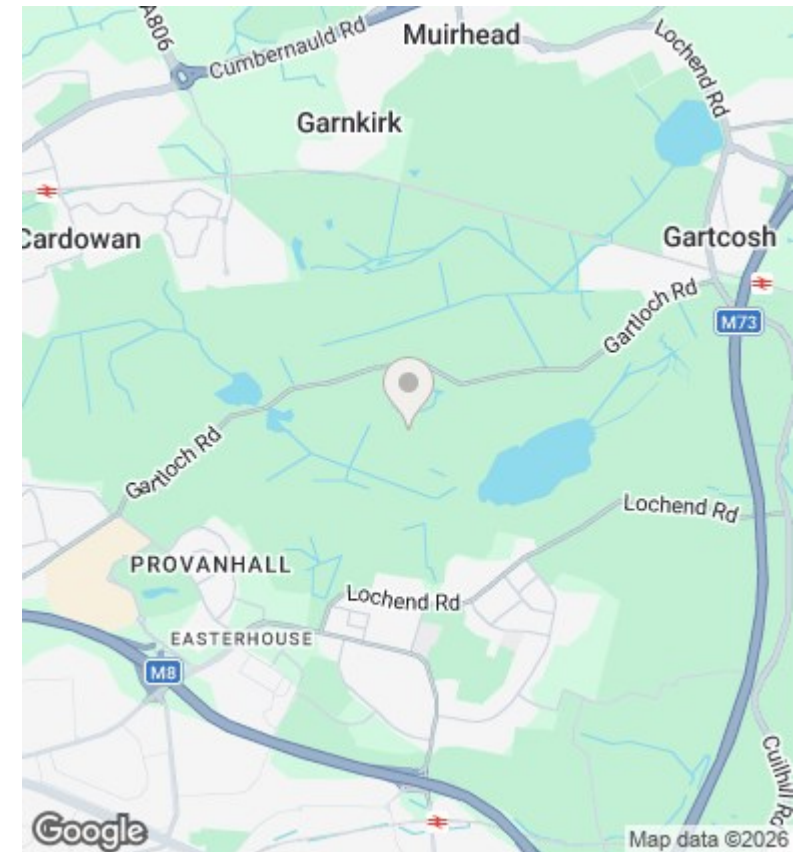
1st Floor

2nd Floor



TOTAL: 1331 sq. ft, 124 m²
 1st floor: 652 sq. ft, 61 m², 2nd floor: 679 sq. ft, 63 m²
 EXCLUDED AREAS: UTILITY: 62 sq. ft, 6 m², STORAGE: 36 sq. ft, 4 m², UNDEFINED: 4 sq. ft, 0 m²,
 WALLS: 122 sq. ft, 10 m²

Floor Plan Created By Cubicase 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	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	