



2 Bedrooms

House - Semi-Detached

Offers Over

£205,000

Located in

Glasgow



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42 Bute Crescent

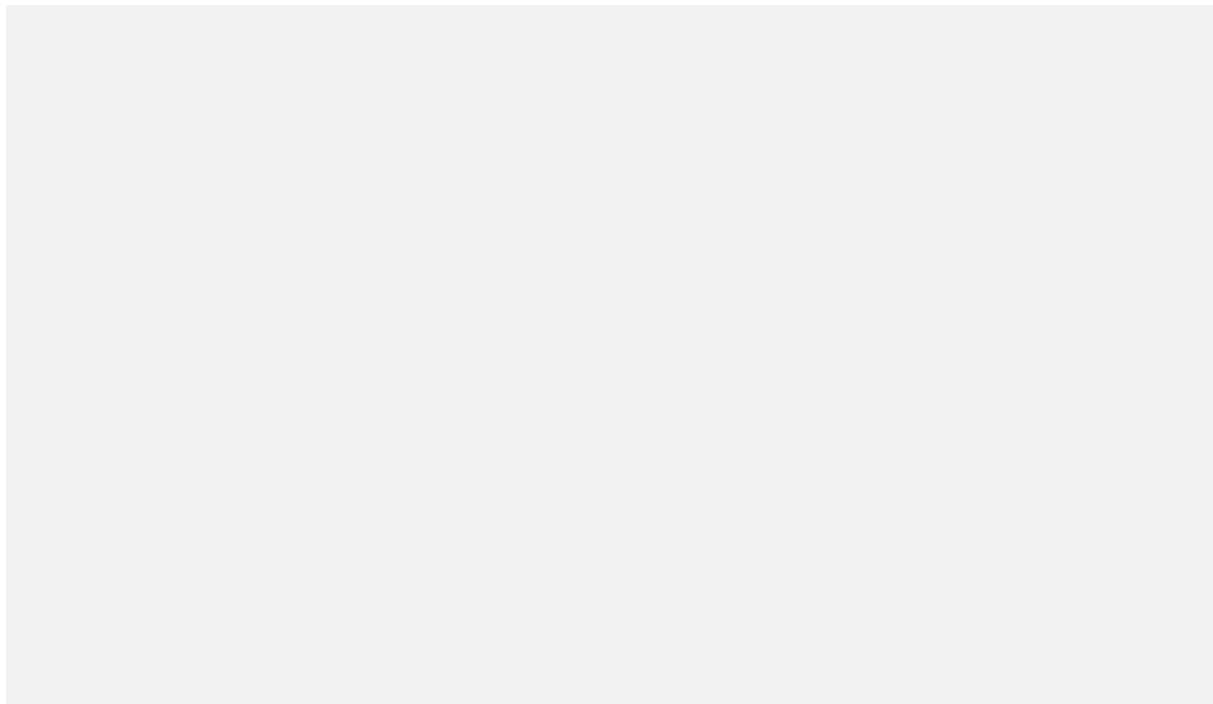
Glasgow | | G60 5AW



Caledonia Bureau are delighted to present to the market this fantastic two-bedroom Semi-Detached Villa, located within Old Kilpatrick's highly sought-after Western Isles development. This beautiful home offers tastefully decorated, well-proportioned accommodation that is ideal for modern family living and must be viewed to be fully appreciated.

42 Bute Crescent

£205,000 Freehold





FLOOR 1

FLOOR 2



TOTAL: 76 m²
 FLOOR 1: 45 m², FLOOR 2: 31 m²
 EXCLUDED AREAS: GARAGE: 16 m², WALLS: 10 m²

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



Council Tax Band

Local Authority

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.

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

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