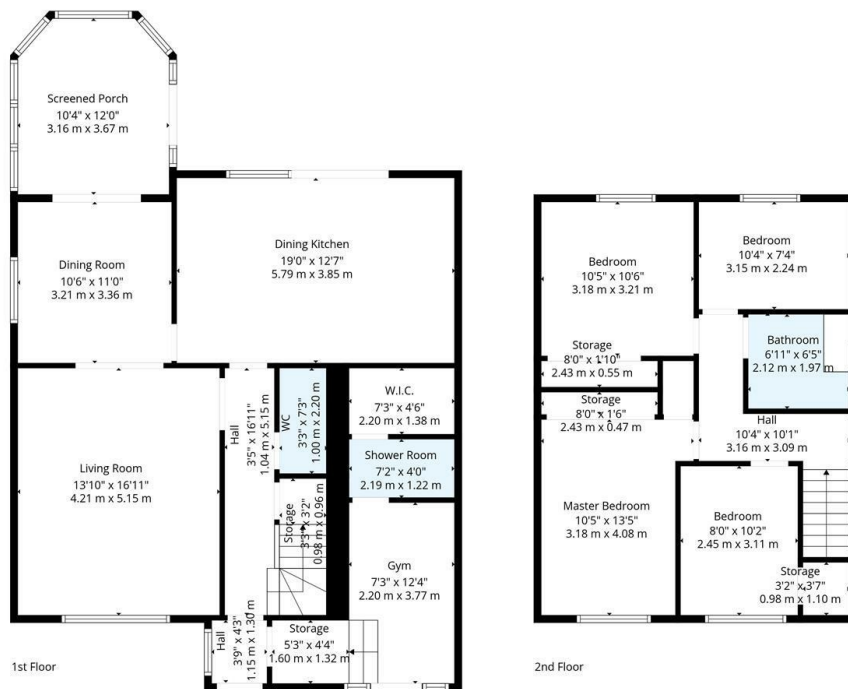




6 Duich Gardens, Summerston, Glasgow, G23 5JN

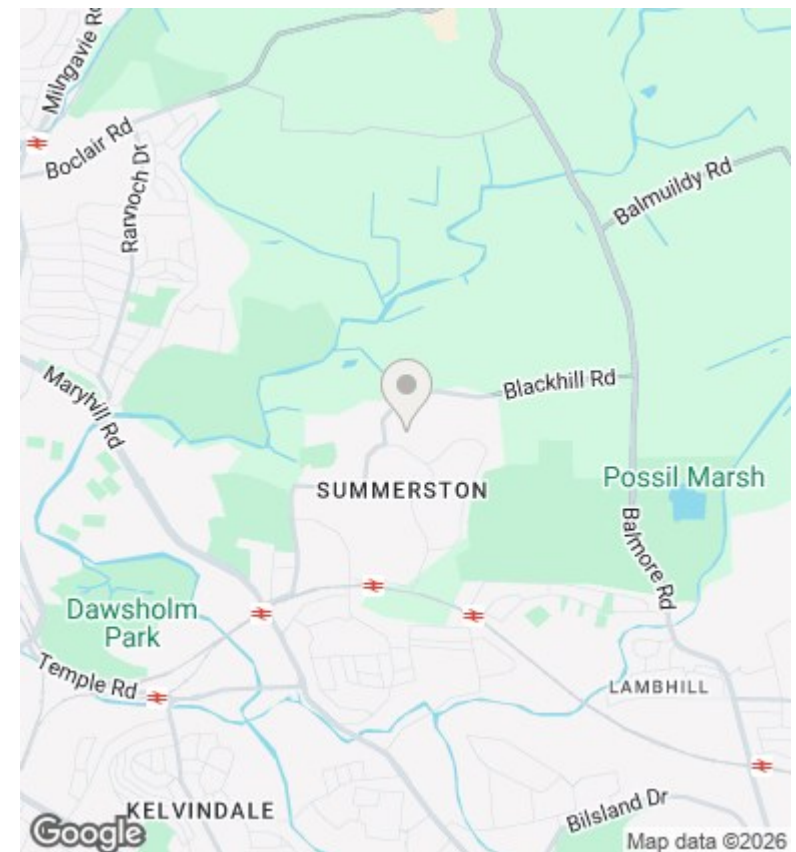
Offers Over £340,000

- Modern detached villa
- Spectacular kitchen with bi-fold doors
- Four well proportioned bedrooms
- EER Band C
- Quiet cul-de-sac location
- Converted garage with gym, sauna and shower room
- Luxury bathroom
- Stunning landscaped rear garden
- Lounge open plan to dining room
- Conservatory



TOTAL: 1466 sq. ft, 136 m²
 1st floor: 920 sq. ft, 85 m², 2nd floor: 546 sq. ft, 51 m²
 EXCLUDED AREAS: SCREENED PORCH: 118 sq. ft, 11 m², STORAGE: 75 sq. ft, 6 m², UNDEFINED: 8 sq. ft, 1 m²,
 WALLS: 128 sq. ft, 12 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	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	