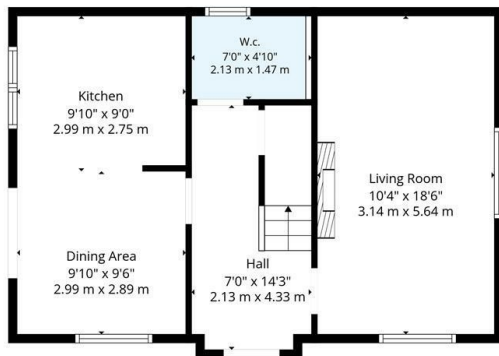




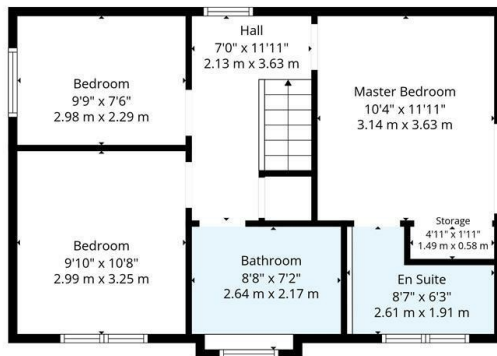
## 1 Radiography Road, Glasgow, G20 9AS

Offers Over £300,000

- Modern three bedroom detached villa built by Bellway Homes
- Excellent rear views over the city towards the Campsie Hills
- Downstairs wc and separate family bathroom
- EER Band
- Close to Glasgow's West End
- Lounge with media wall and feature fireplace
- Master bedroom featuring en-suite shower room
- Excellent plot, not overlooked to the side or rear
- Attractive flooring throughout the hall and kitchen diner
- Landscaped garden with raised patio and artificial grass



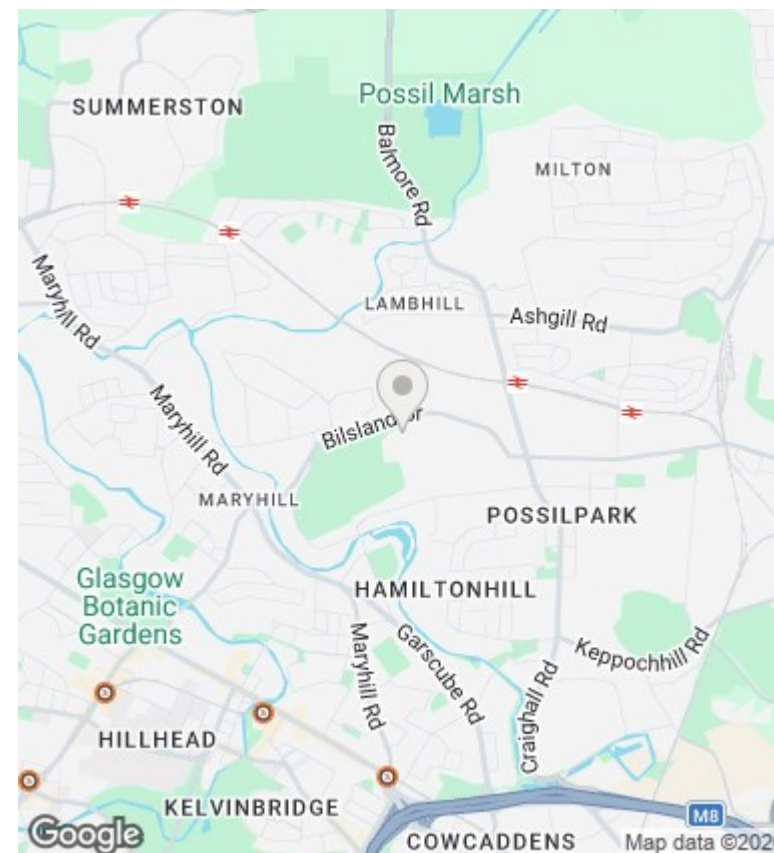
1st Floor



2nd Floor



**TOTAL: 1028 sq. ft, 95 m2**  
 1st floor: 519 sq. ft, 48 m2, 2nd floor: 509 sq. ft, 47 m2  
 EXCLUDED AREAS: STORAGE: 9 sq. ft, 1 m2, WALLS: 95 sq. ft, 10 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:

| 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>                            |                         |           |
| (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 |           |