



3 Bedrooms

House - Semi-Detached

Offers Over

£210,000

Located in

Glasgow



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# 4 Kirk Crescent

Glasgow | | G60 5NL

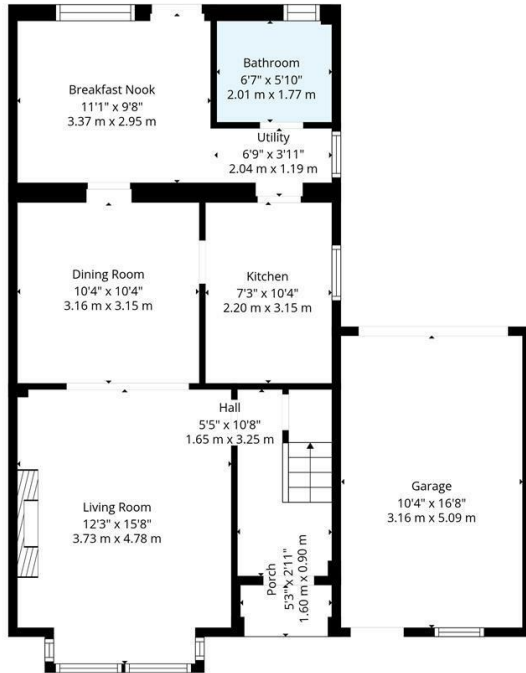


\*\*\* CLOSING DATE FRIDAY 29TH OF MAY 12PM NOON \*\*\* Extended three bedroom semi-detached villa occupying one of Old Kilpatrick`s most established and sought after residential areas. This property does require some internal modernisation and offers enormous scope and potential.

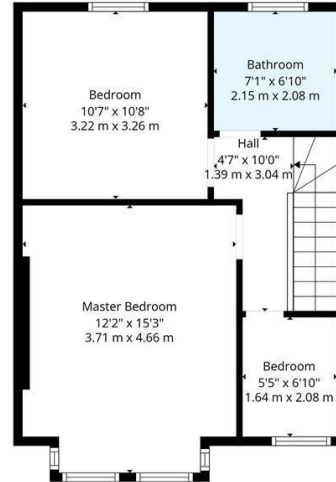
# 4 Kirk Crescent

£210,000 Freehold





1st Floor



2nd Floor



**TOTAL: 1053 sq. ft, 98 m2**  
 1st floor: 600 sq. ft, 56 m2, 2nd floor: 453 sq. ft, 42 m2  
 EXCLUDED AREAS: GARAGE: 173 sq. ft, 16 m2, PORCH: 15 sq. ft, 1 m2, UTILITY: 24 sq. ft, 2 m2,  
 WALLS: 129 sq. ft, 11 m2

Floor Plan Created By Elite Media Limited



## 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) <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	

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