



## 254 Torogay Street, Glasgow, G22 7DS

Offers Over £100,000

- Three bedroom Mid terraced villa
- Well proportioned double sized bedrooms
- Gas central heating and double glazing
- L-shaped lounge diner
- Family Bathroom
- EER Band C
- Rear facing kitchen with outer door to the garden
- Private gardens to the front and rear

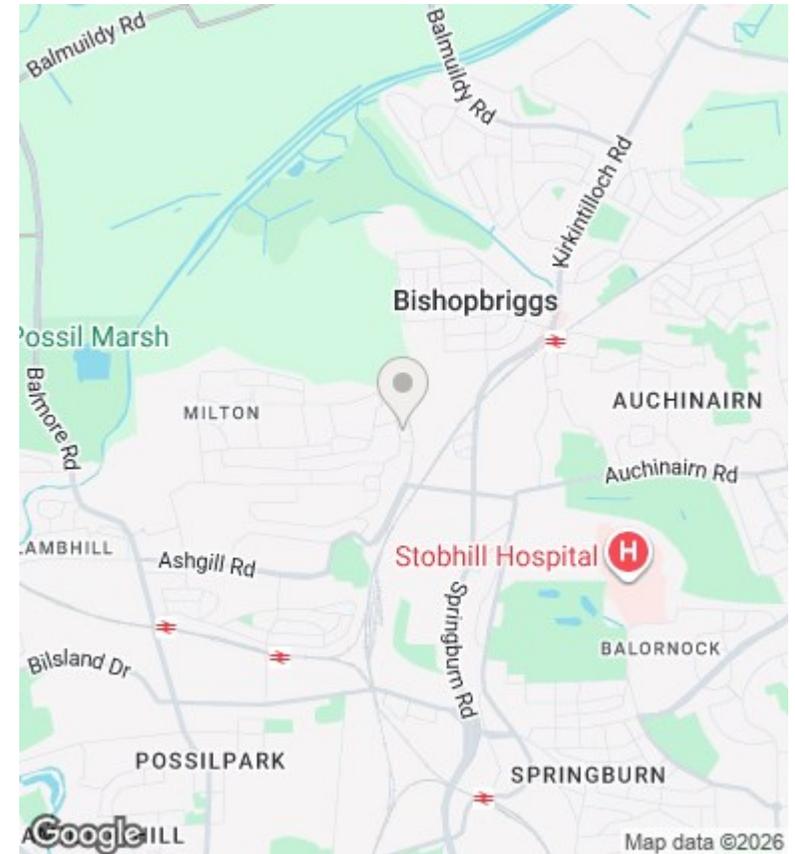
Approx Gross Internal Area  
92 sq m / 991 sq ft



Ground Floor  
Approx 44 sq m / 473 sq ft

First Floor  
Approx 48 sq m / 518 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## 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	70	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	