



## 9 Briar Road, Kirkintilloch, G66 3SA

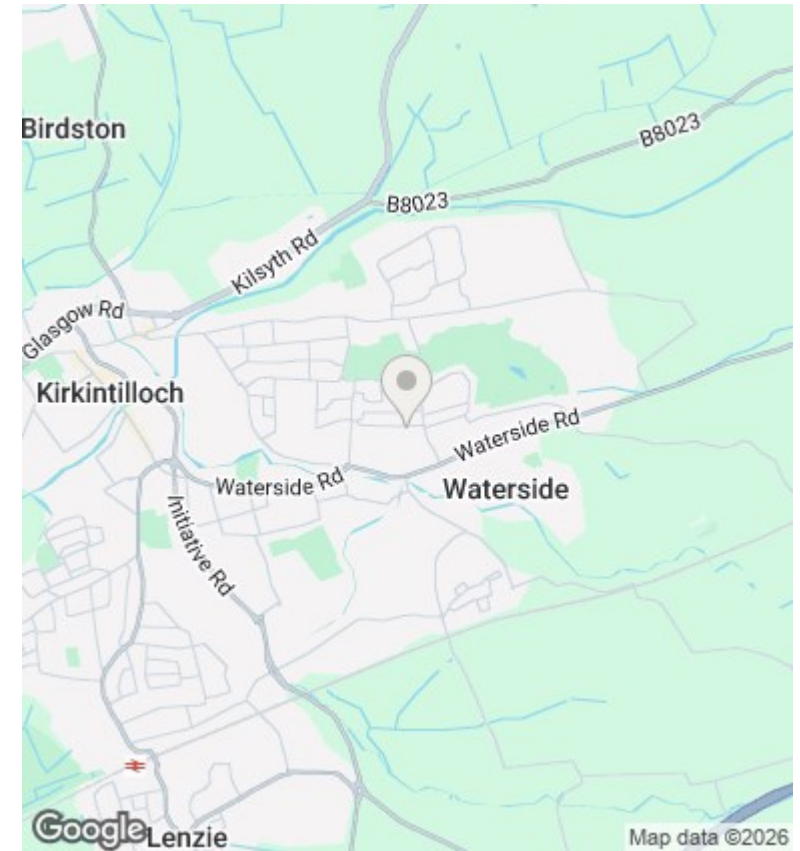
Offers Over £225,000

- Popular location
- Dining Kitchen
- GCH & Double glazing
- EER - D
- Rarely available
- Large Lounge
- Close to Local Amenities
- 3 Bedrooms
- Large garden Plot
- Council Tax Band - D



**TOTAL: 904 sq. ft, 84 m<sup>2</sup>**  
 1st floor: 559 sq. ft, 52 m<sup>2</sup>, 2nd floor: 345 sq. ft, 32 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 55 sq. ft, 6 m<sup>2</sup>, WALLS: 96 sq. ft, 8 m<sup>2</sup>

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	