



2 Bedrooms

House - End Terrace

Offers Over

£169,995

Located in

Glasgow



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# 47 Duntreath Avenue

Glasgow | | G13 4LG



Beautifully presented two-bedroom end-terraced home set on a generous plot, offering modern living within a highly sought-after residential area.



# 47 Duntreath Avenue

£169,995 Freehold



- Great sized corner plot
- Driveway for several cars
- Spacious lounge/ dining room
- Two bedrooms
- Private decked area
- Fitted kitchen with access to rear garden



**TOTAL: 82 m<sup>2</sup>**  
 1st floor: 34 m<sup>2</sup>, 2nd floor: 41 m<sup>2</sup>, 3rd floor: 7 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 2 m<sup>2</sup>, LOW CEILING: 25 m<sup>2</sup>, STORAGE: 2 m<sup>2</sup>,  
 WALLS: 11 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



## 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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