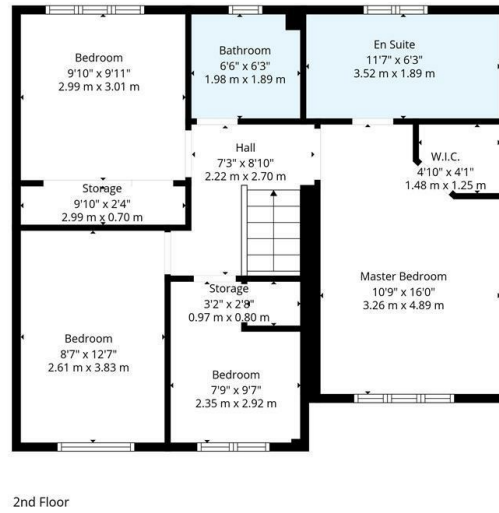
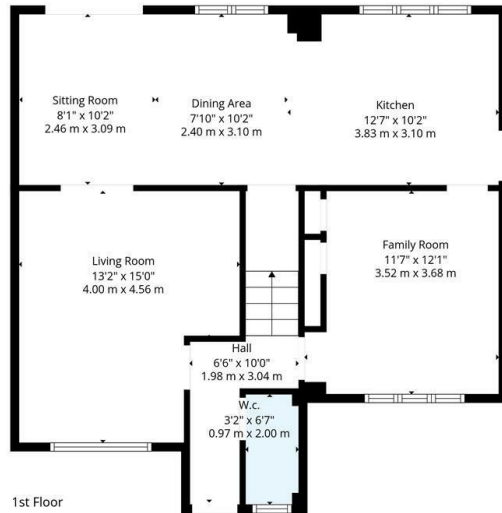




97 Grangeneuk Gardens, Cumbernauld, Glasgow, G68 9BN

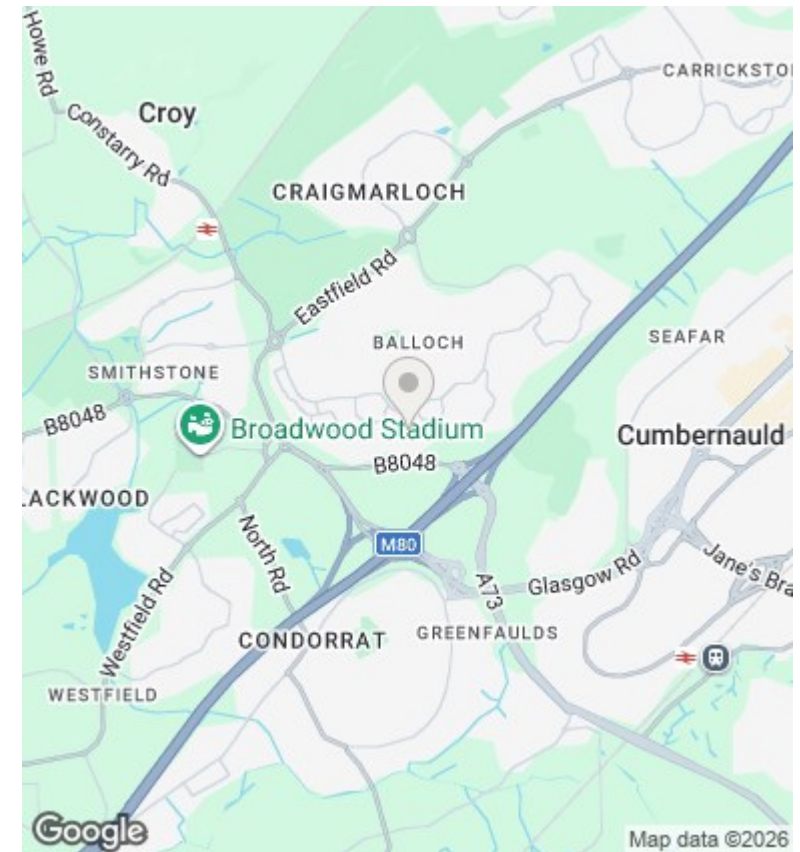
Offers Over £265,000

- Modern four bedroom semi detached villa
- Two public rooms
- Gas central heating and Double glazing
- EER Band C
- Double Story extension
- Open plan Kitchen/Dining/Family room
- Lovely private enclosed garden to rear
- Excellent location backing onto wooded area
- large en-suite bathroom off Master bedroom
- Large Timber Shed and timber decking in garden



TOTAL: 1377 sq. ft, 127 m2
 1st floor: 716 sq. ft, 66 m2, 2nd floor: 661 sq. ft, 61 m2
 EXCLUDED AREAS: STORAGE: 31 sq. ft, 3 m2, WALLS: 100 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:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	