



2 Bedrooms

House - Mid Terrace

Offers Over

£135,000

Located in



<https://www.caledoniabureau.co.uk/>



## 20 Glendevon Place

| | G81 4SG



Beautiful two-bedroom mid-terraced villa on Glendevon Place.

# 20 Glendevon Place

£135,000 Freehold



- Modern fitted kitchen with ample wall and base units, overlooking rear garden
- Stylish family bathroom with three-piece suite
- Enclosed rear garden – ideal for relaxing or entertaining
- Two generously sized double bedrooms
- Double glazing & gas central heating throughout
- Quiet residential setting with ample on-street parking



**TOTAL: 768 sq. ft, 71 m2**  
 1st floor: 334 sq. ft, 31 m2, 2nd floor: 69 sq. ft, 6 m2, 3rd floor: 365 sq. ft, 34 m2  
 EXCLUDED AREAS: STORAGE: 56 sq. ft, 5 m2, WALLS: 99 sq. ft, 10 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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