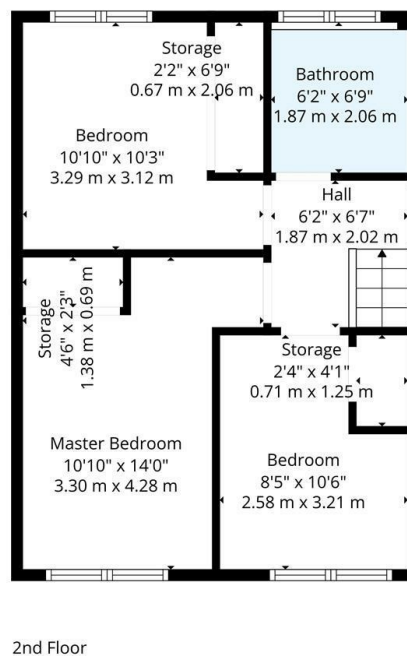
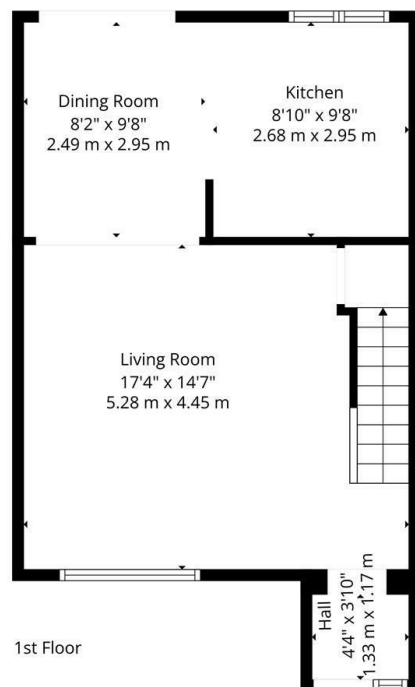




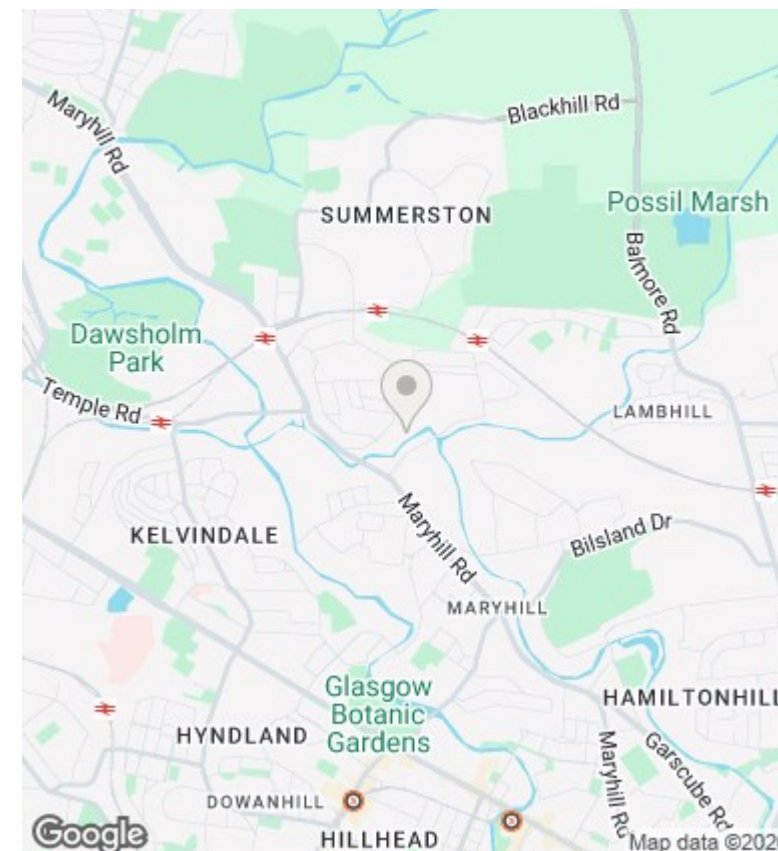
11 Sandbank Avenue, Glasgow, G20 0DB

Offers Over £225,000

- Stunning three bedroom semi detached villa
- Landscaped gardens to front and rear
- Luxury shower room
- EER Band C
- Fully modernised throughout
- Pergola with canopy in rear garden and raised timber deck to the front
- Triple glazing and gas central heating
- Quiet location with resident parking
- Modern open plan kitchen diner
- Attractive hardwood flooring in Lounge and dining area



TOTAL: 839 sq. ft, 78 m²
 1st floor: 448 sq. ft, 42 m², 2nd floor: 391 sq. ft, 36 m²
 EXCLUDED AREAS: STORAGE: 35 sq. ft, 3 m², WALLS: 90 sq. ft, 8 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	