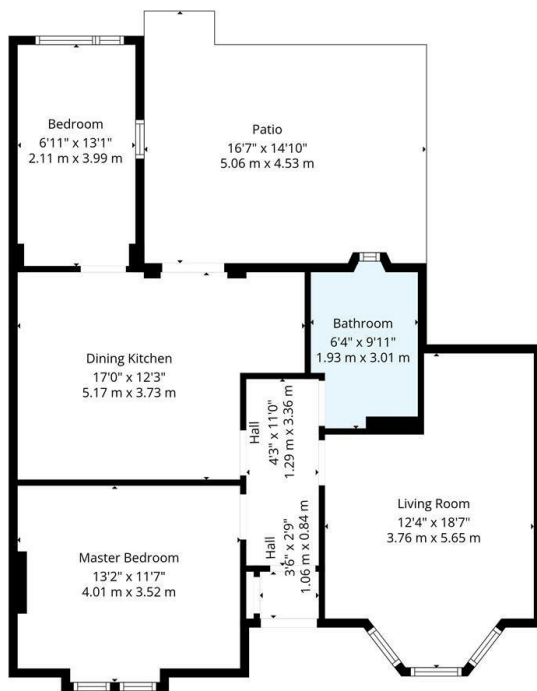




## 57 Clober Road, Milngavie, G62 7SU

Offers Over £230,000

- Spacious lower cottage flat with Main door access
- Modern Kitchen diner with double doors to the rear garden
- Two double sized bedrooms
- EER Band D
- Stylish presentation throughout
- Council approved plans for Conservatory/Sun Room off the Kitchen
- Luxury Bathroom
- Private gardens to front and rear
- Bay window lounge
- Excellent location



**TOTAL: 746 sq. ft, 69 m<sup>2</sup>**  
 1st floor: 746 sq. ft, 69 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 222 sq. ft, 21 m<sup>2</sup>, WALLS: 70 sq. ft, 7 m<sup>2</sup>

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:

D

| 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>                            | 65                      | 75        |
| (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 |           |