



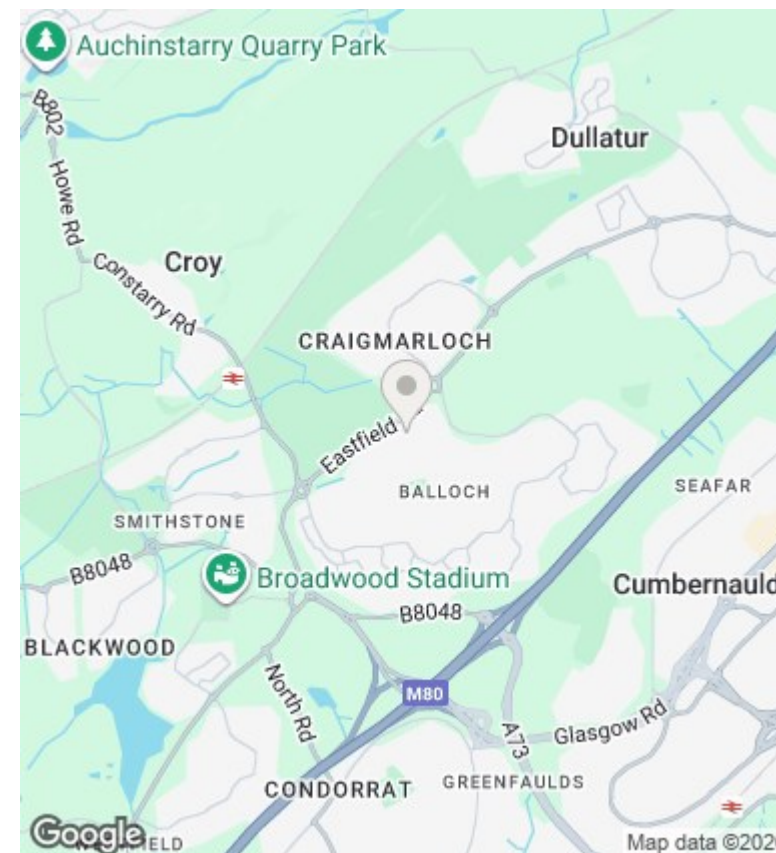
24 Baldorran Crescent, Glasgow, G68 9BL

Offers Over £270,000

- Extended Modern Detached Villa
- 3 Bedrooms
- Quiet Balloch location
- Detached double garage
- 2 public rooms
- EER Band C
- Modern Kitchen Diner
- Modern shower room and separate wc



TOTAL: 1076 sq. ft, 100 m²
 1st floor: 621 sq. ft, 58 m², 2nd floor: 455 sq. ft, 42 m²
 EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m², STORAGE: 33 sq. ft, 4 m², WALLS: 104 sq. ft, 9 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	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	