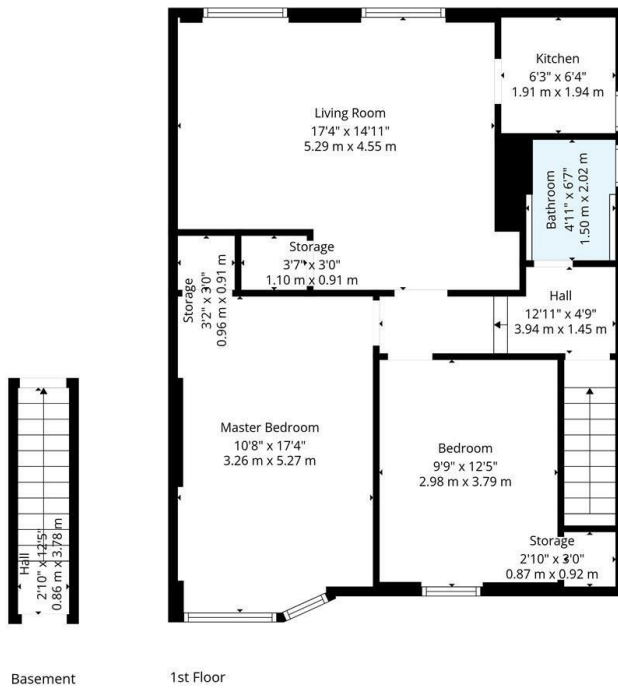




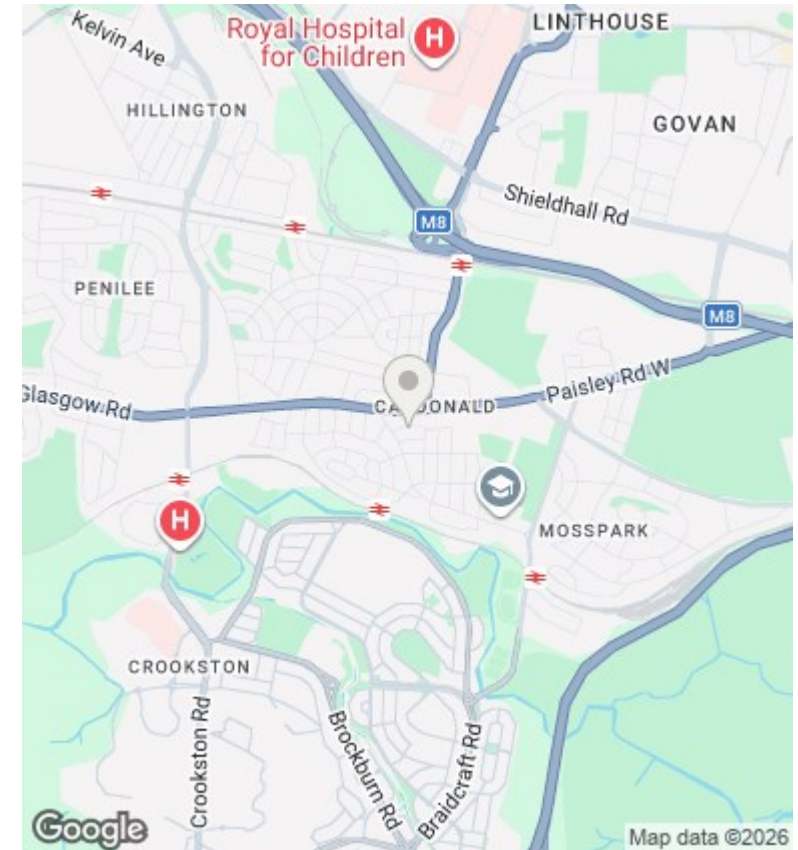
## 37 Bucklaw Terrace, Glasgow, G52 3BW

Offers Over £120,000

- Two bedroom upper cottage flat with main door access
- Spacious Lounge Diner overlooking the rear of the property
- Modern internal decor
- EER Band
- Landscaped fully enclosed private garden grounds to the side and rear
- Both bedrooms overlooking the front with built in storage
- Recently replaced Roof
- Off Street parking via driveway to the side
- Modern well equipped kitchen and bathroom
- Double glazing and gas central heating



**TOTAL: 763 sq. ft, 71 m<sup>2</sup>**  
 Basement: 35 sq. ft, 3 m<sup>2</sup>, 1st floor: 728 sq. ft, 68 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 30 sq. ft, 3 m<sup>2</sup>, WALLS: 73 sq. ft, 6 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:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	