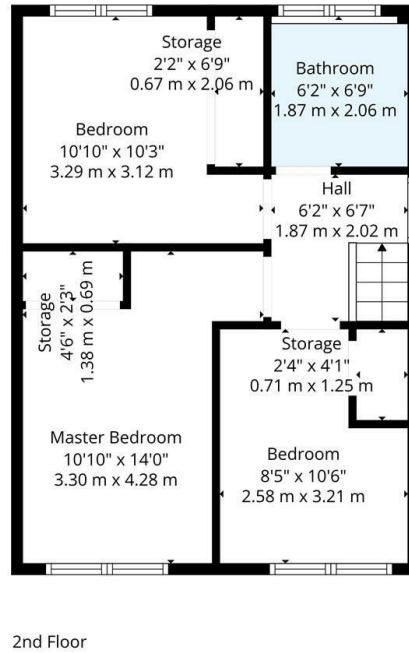
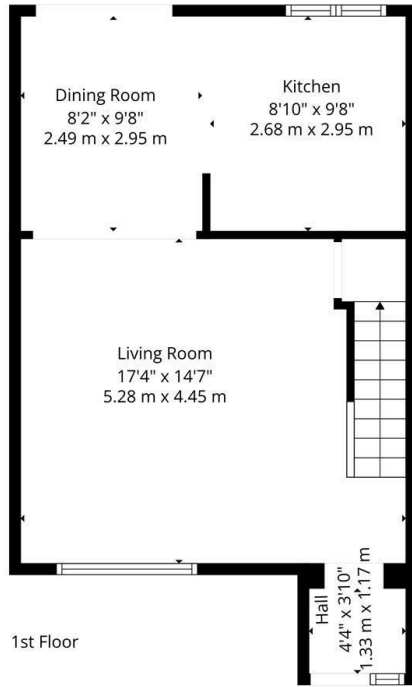




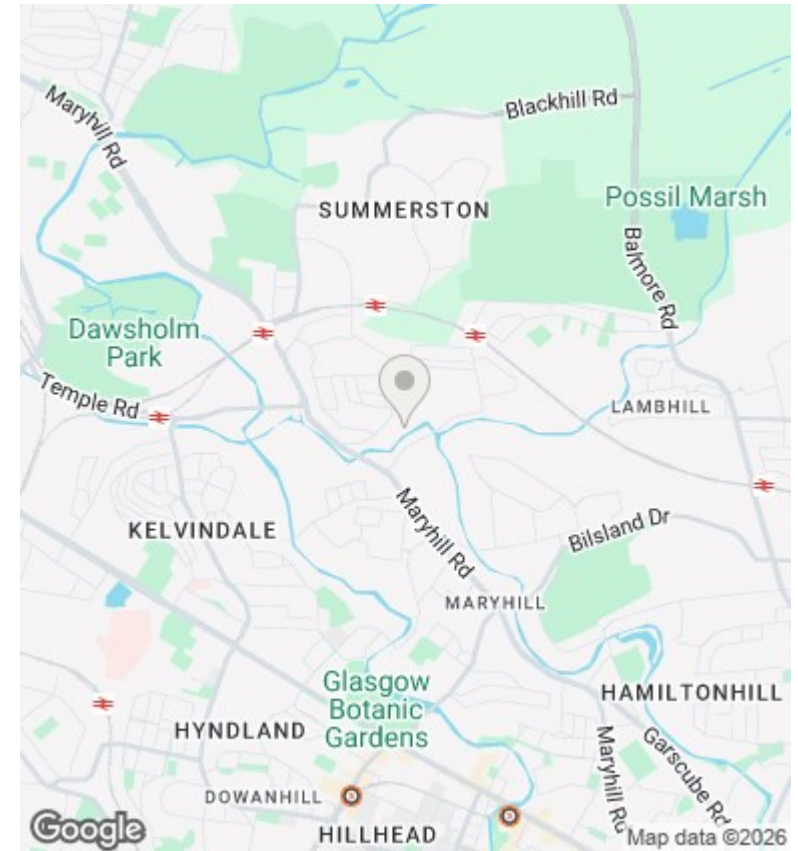
## 11 Sandbank Avenue, Glasgow, G20 0DB

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 sparring
- Modern open plan kitchen diner
- Attractive hardwood flooring in Lounge and dining area



**TOTAL: 839 sq. ft, 78 m<sup>2</sup>**  
 1st floor: 448 sq. ft, 42 m<sup>2</sup>, 2nd floor: 391 sq. ft, 36 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 35 sq. ft, 3 m<sup>2</sup>, WALLS: 90 sq. ft, 8 m<sup>2</sup>  
Floor Plan Created By Cubicase 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

