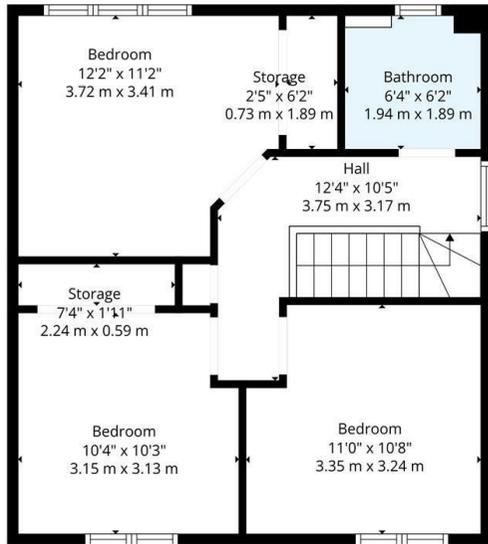
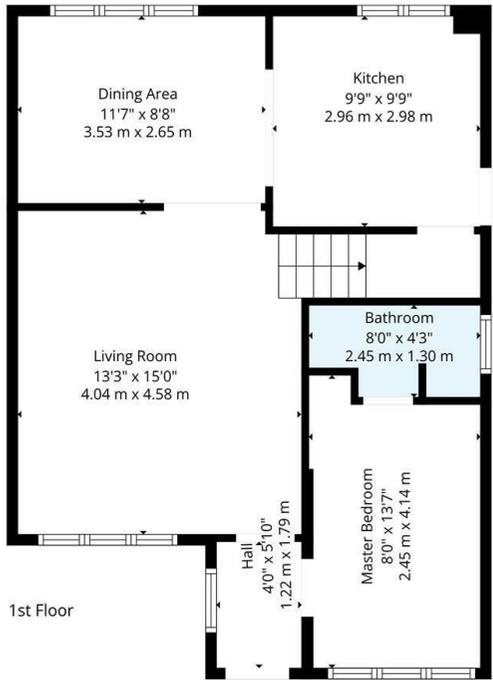




17 Kingfisher Drive, Glasgow, G13 4QA

Offers Over £235,000

- Modern four bedroom semi detached villa
- Spacious front facing living room
- Summer House/Storage area in rear garden
- EER Band C
- Popular modern development in Knightswood
- Converted garage creating downstairs 4th bedroom with en-suite shower room
- 3 Double bedrooms upstairs
- Modern Kitchen Diner
- Landscaped Gardens with Monoblock Driveway
- Modern family bathroom

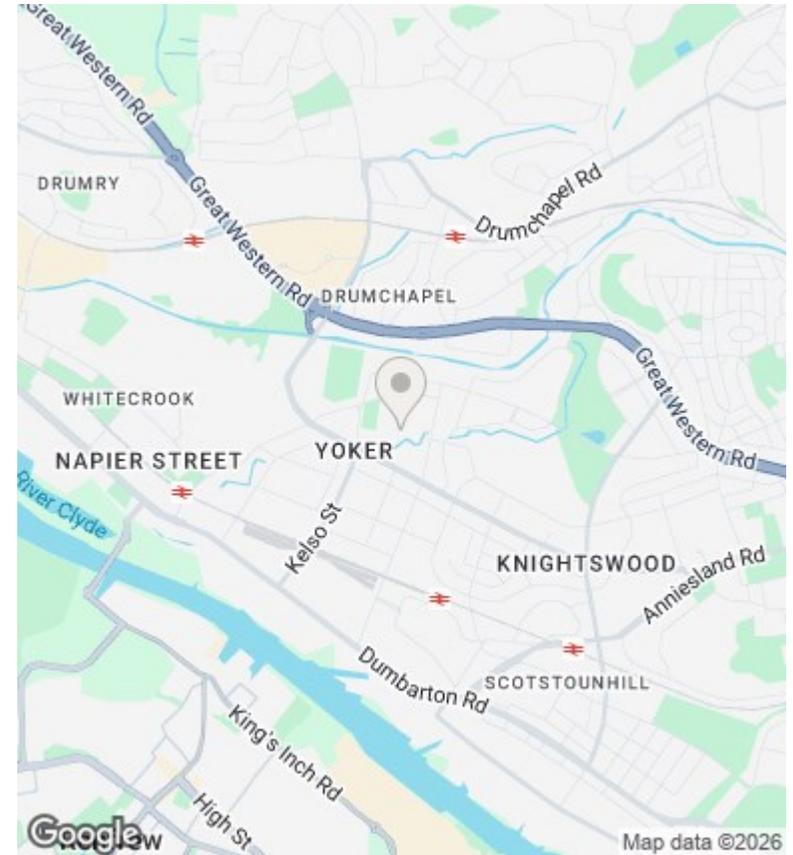


1st Floor

2nd Floor



TOTAL: 1088 sq. ft, 101 m²
 1st floor: 597 sq. ft, 55 m², 2nd floor: 491 sq. ft, 46 m²
 EXCLUDED AREAS: STORAGE: 29 sq. ft, 2 m², WALLS: 100 sq. ft, 9 m²
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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	