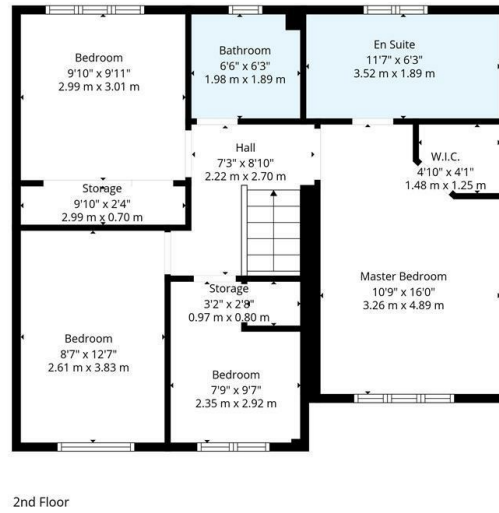
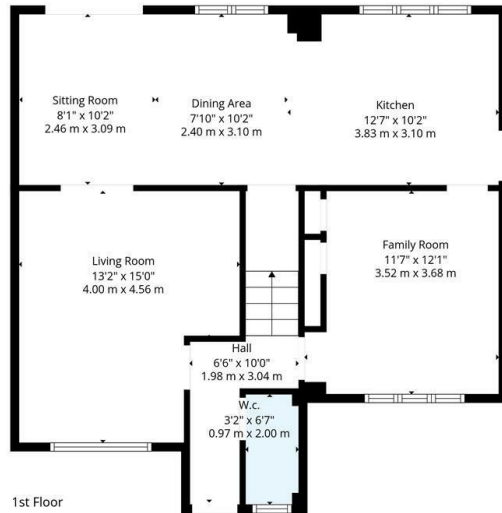




## 97 Grangeneuk Gardens, Cumbernauld, Glasgow, G68 9BN

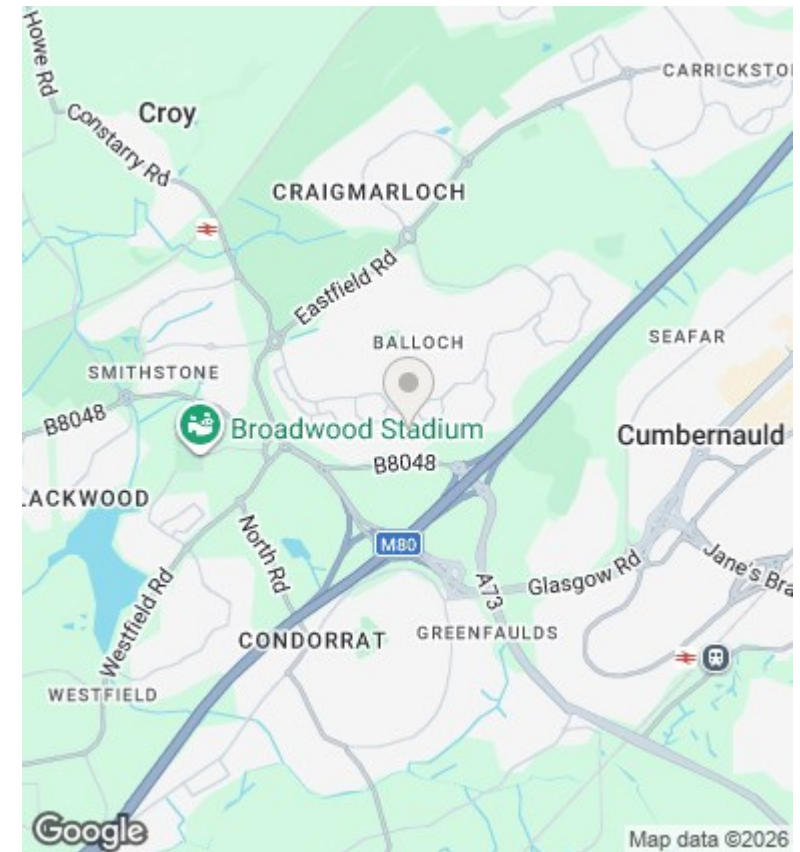
Offers Over £265,000

- Modern four bedroom semi detached villa
- Two public rooms
- Gas central heating and Double glazing
- EER Band C
- Double Story extension
- Open plan Kitchen/Dining/Family room
- Lovely private enclosed garden to rear
- Excellent location backing onto wooded area
- large en-suite bathroom off Master bedroom
- Large Timber Shed and timber decking in garden



**TOTAL: 1377 sq. ft, 127 m2**  
 1st floor: 716 sq. ft, 66 m2, 2nd floor: 661 sq. ft, 61 m2  
 EXCLUDED AREAS: STORAGE: 31 sq. ft, 3 m2, WALLS: 100 sq. ft, 10 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(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		