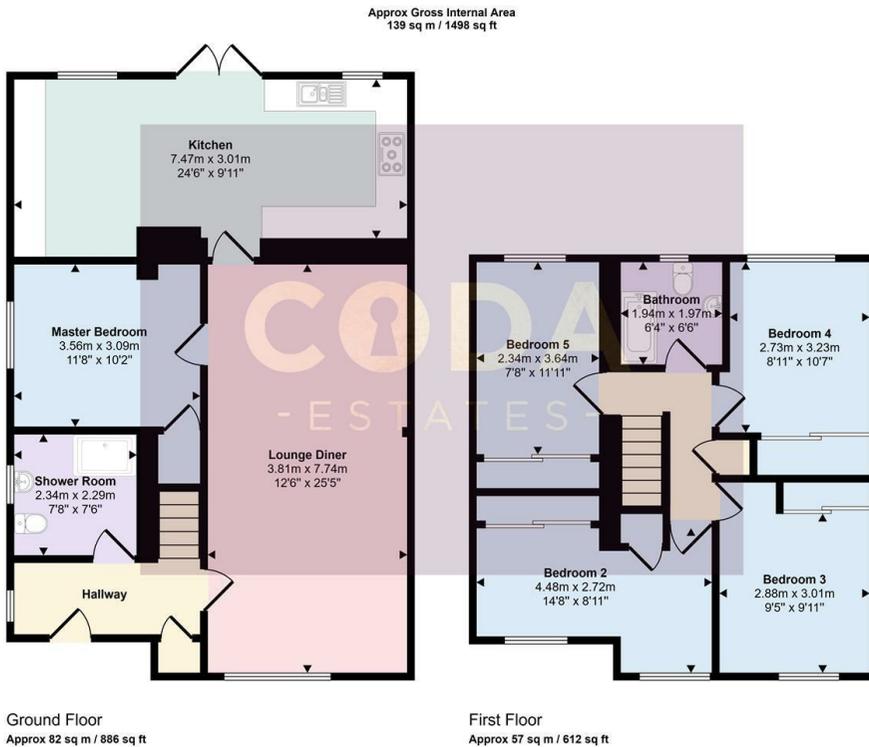




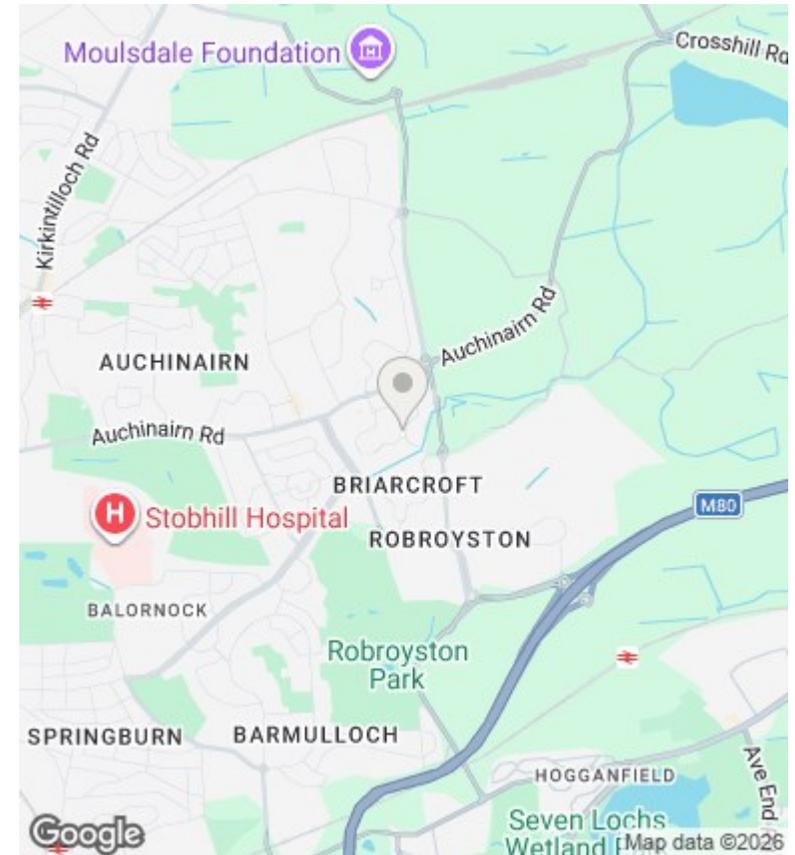
## 9 Brookfield Drive, Glasgow, G33 1SA

Offers Over £295,000

- Immaculately presented 4 bedroom semi-detached home in a sought-after development
- Four well-sized bedrooms
- Private driveway providing off-street parking
- Council Tax - E
- Bright and welcoming front-aspect lounge, ideal for family relaxation
- Stylish family bathroom
- Self contained rear garden
- Generous kitchen with French doors leading to the rear garden
- Large ground floor shower room
- Located close to excellent schools, shops, parks, and commuter transport links



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	