



3 Bedrooms

House - Semi-Detached

Offers Over

£240,000

Located in

Glasgow



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40 Avenel Road

Glasgow | | G13 2NZ



Lovely modern three bedroom semi detached family home with a conservatory, driveway, Garage and large rear gardens. Set in the heart of Knightswood in a popular and convenient locale close to Westerton train station.

40 Avenel Road

£240,000 Freehold





TOTAL: 1008 sq. ft, 94 m²
 1st floor: 579 sq. ft, 54 m², 2nd floor: 429 sq. ft, 40 m²
 EXCLUDED AREAS: GARAGE: 146 sq. ft, 14 m², STORAGE: 26 sq. ft, 3 m², UNDEFINED: 6 sq. ft, 1 m²,
 WALLS: 128 sq. ft, 11 m²



Floor Plan Created By Elite Media Limited



Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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