



## 44 Monymusk Gardens, Bishopbriggs, Glasgow, G64 1PS

£1,150

- Two bedroom
- Fully fitted kitchen
- Gas central heating
- Close to all amenities
- Semi detached property
- Family bathroom with overhead shower
- Unfurnished
- Spacious lounge
- Rear Garden
- Available for immediate entry

Directions

Viewings

Viewings by arrangement only. Call to make an appointment.

Council Tax Band

D

EPC Rating:



| 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>                            |                         |           |
| (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 |           |