

CRESCENT



Caldwell
Developments Ltd

**BROOMFIELD
CRESCENT**



GROUND FLOOR
NIGHTINGALE

FIRST FLOOR
NIGHTINGALE

THE NIGHTINGALE 2 Bed Semi Detached

GROUND FLOOR	Metres	Imperial
Lounge	4800 x 3350	15'9" x 11'0"
Kitchen	2825 x 3300	9'3" x 10'9"
Cloaks	2380 x 1350	7'9" x 4'5"
FIRST FLOOR		
Bedroom 1	4090 x 3370	13'5" x 11'0"
Bedroom 2	3715 x 2580	12'2" x 8'6"
Bathroom	2120 x 2075	6'11" x 6'9"
FLOOR AREA	80.25 sq m	863.81 sq ft



**CODA
ESTATES**

COMPANY: Coda Estates Ltd, ADDRESS: Coda Estates 2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG, T: 0141 7751050 E: enquiries@codaestates.co.uk W: www.codaestates.co.uk

THE NIGHTINGALE 2 Bed Semi Detached

CODA
ESTATES

Phase 5, The Nightingale - Broomfield Crescent, Balornock,

Fixed Asking Price £180,000

- PHASE 5 - Final release
- Additional Downstairs w/c
- Close To Local Amenities
- Family Home
- Adequate Storage including Loft Space
- Close to Transportation Links
- 2 Bedroom Semi Detached
- Contemporary Finish Throughout

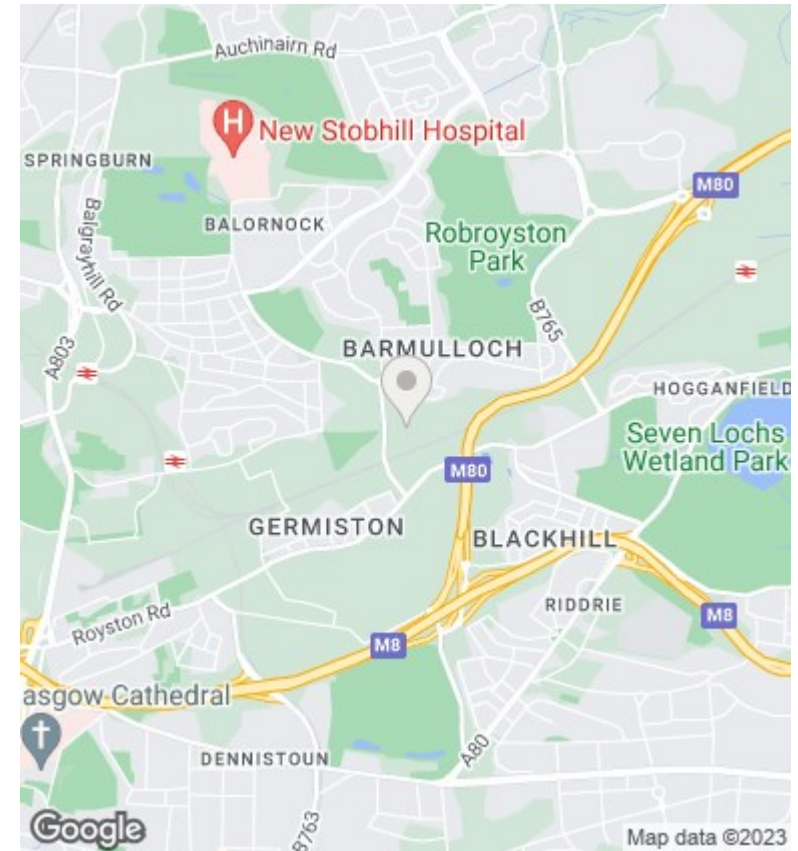
Directions

Viewings

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

Council Tax Band

EPC Rating:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	