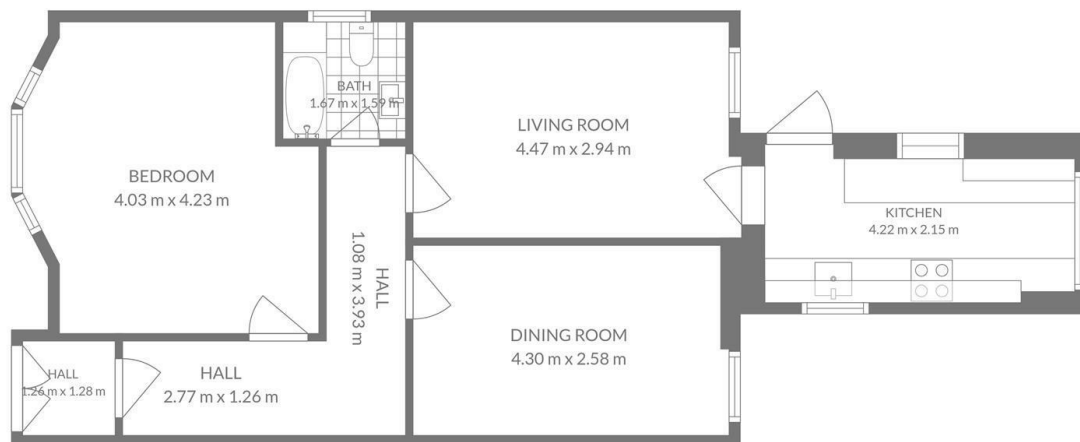




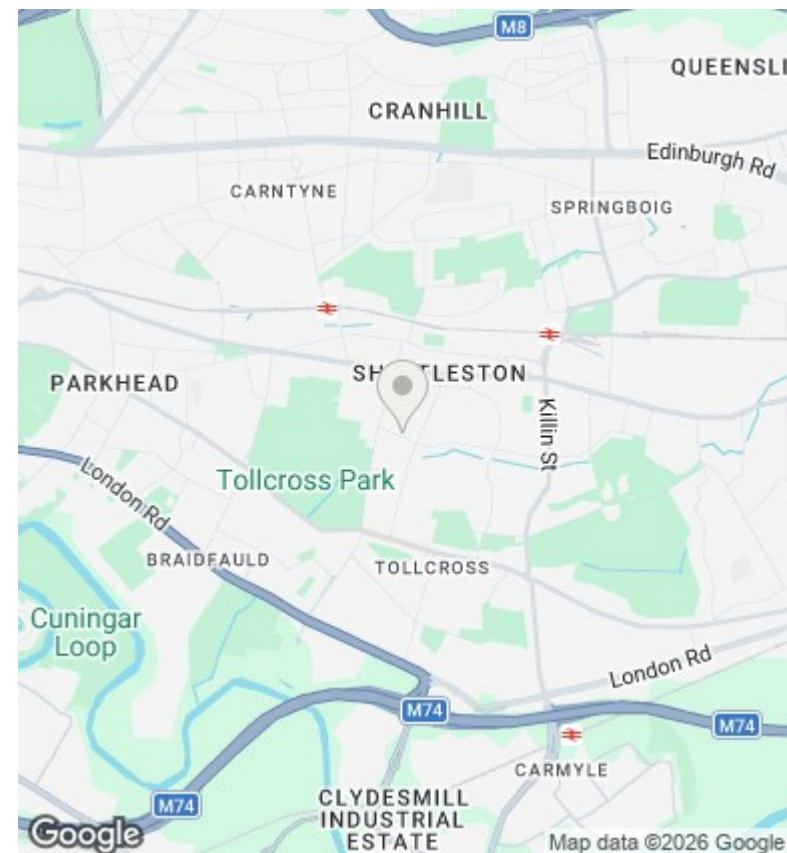
25 Ardgay Street, Glasgow, G32 7AS

Offers Over £180,000

- Attractive Two traditional semi-detached bungalow
- Modern fitted kitchen with access to the rear garden
- Spacious loft offering potential for conversion to additional living accommodation
- EER Band C
- Situated within the popular Tollcross area
- Luxury bathroom finished to a high standard
- Gas central heating and Double Glazing
- Spacious lounge with attractive front-facing bay window
- Generous garden grounds to both the front and rear
- Early viewing highly recommended



TOTAL: 62 m²
 Ground floor: 62 m²
 EXCLUDED AREAS: WALLS: 7 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:

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	