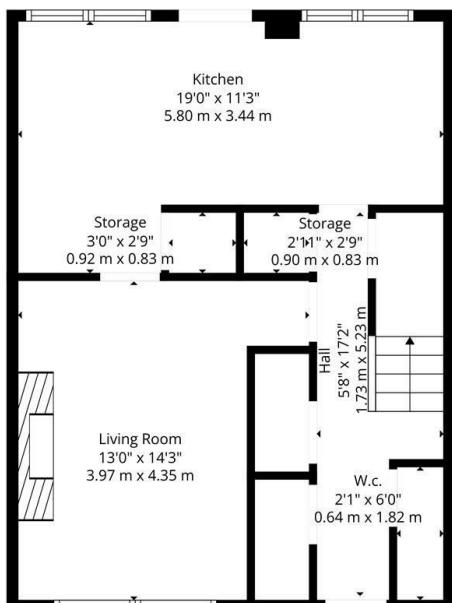


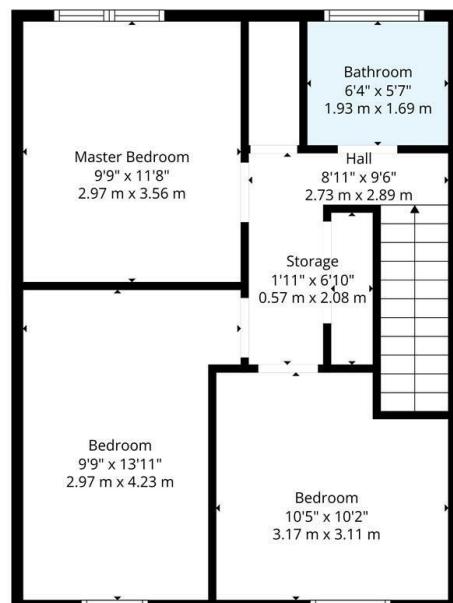
## 4 Torgyle Street, Glasgow, G23 5HR

Offers Over £185,000

- Spacious mid terrace villa
- Excellent storage throughout
- Modern wc with two-piece suite
- Modern Kitchen Diner
- Enclosed front and rear garden
- EER Band C
- Modern family bathroom
- Three double sized bedrooms

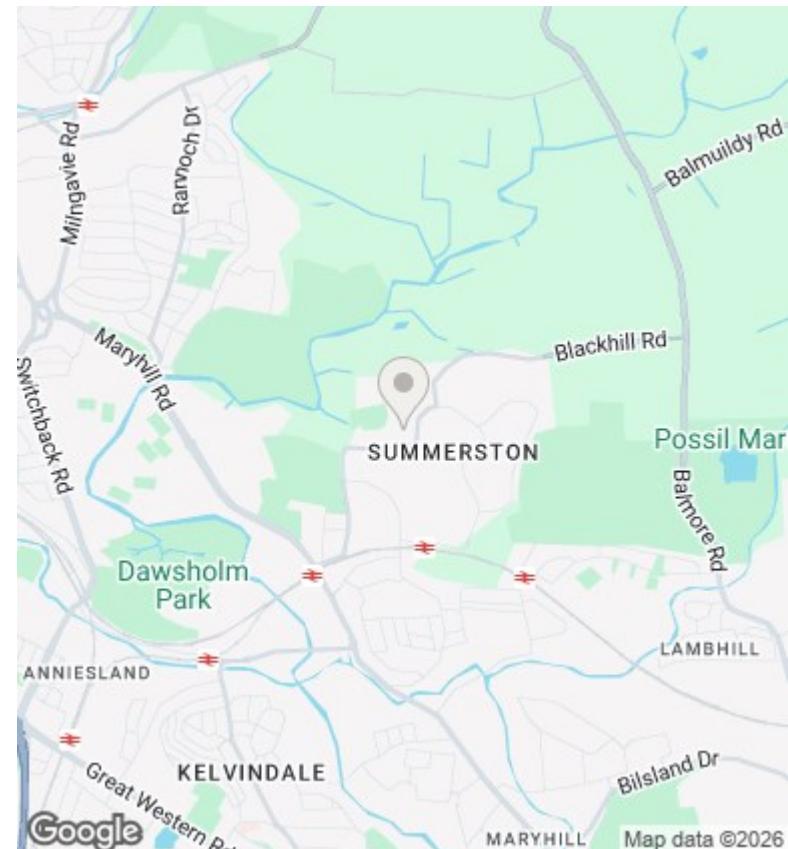


Floor 1



Floor 2

**TOTAL: 944 sq. ft, 88 m<sup>2</sup>**  
**FLOOR 1: 464 sq. ft, 43 m<sup>2</sup>, FLOOR 2: 480 sq. ft, 45 m<sup>2</sup>**  
**EXCLUDED AREAS: W.C.: 12 sq. ft, 1 m<sup>2</sup>, STORAGE: 30 sq. ft, 3 m<sup>2</sup>, WALLS: 92 sq. ft, 9 m<sup>2</sup>**  
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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	79
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	