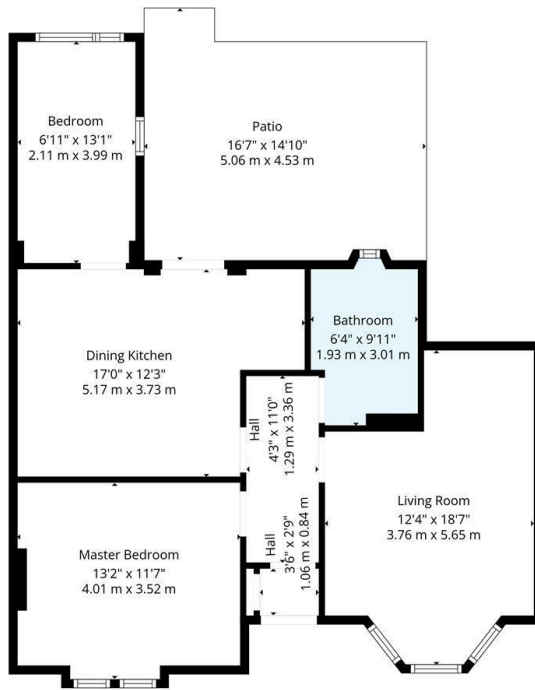




## 57 Clober Road, Milngavie, G62 7SU

Offers Over £230,000

- Spacious lower cottage flat with Main door access
- Modern Kitchen diner with double doors to the rear garden
- Two double sized bedrooms
- EER Band D
- Stylish presentation throughout
- Council approved plans for Conservatory/Sun Room off the Kitchen
- Luxury Bathroom
- Private gardens to front and rear
- Bay window lounge
- Excellent location



**TOTAL: 746 sq. ft, 69 m<sup>2</sup>**  
 1st floor: 746 sq. ft, 69 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 222 sq. ft, 21 m<sup>2</sup>, WALLS: 70 sq. ft, 7 m<sup>2</sup>

Floor Plan Created By Cubicase 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:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	