



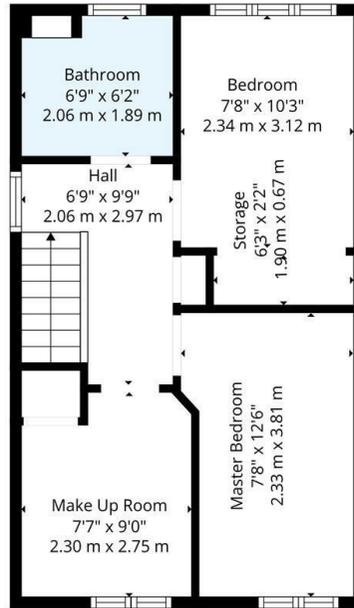
8 Bargany Road, Glasgow, G53 7GB

Offers Over £225,000

- Modern three bedroom Semi detached villa
- Landscaped south facing rear garden
- Cloaks/wc with two-piece suite
- EER Band
- Excellent cul-de-sac location offering lots of privacy
- Stylishly presented lounge
- Family Bathroom with three-piece suite and over bath shower
- Monoblock Driveway for several vehicles
- Modern kitchen diner with double doors leading to the rear garden
- Raised decking enjoying excellent aspects



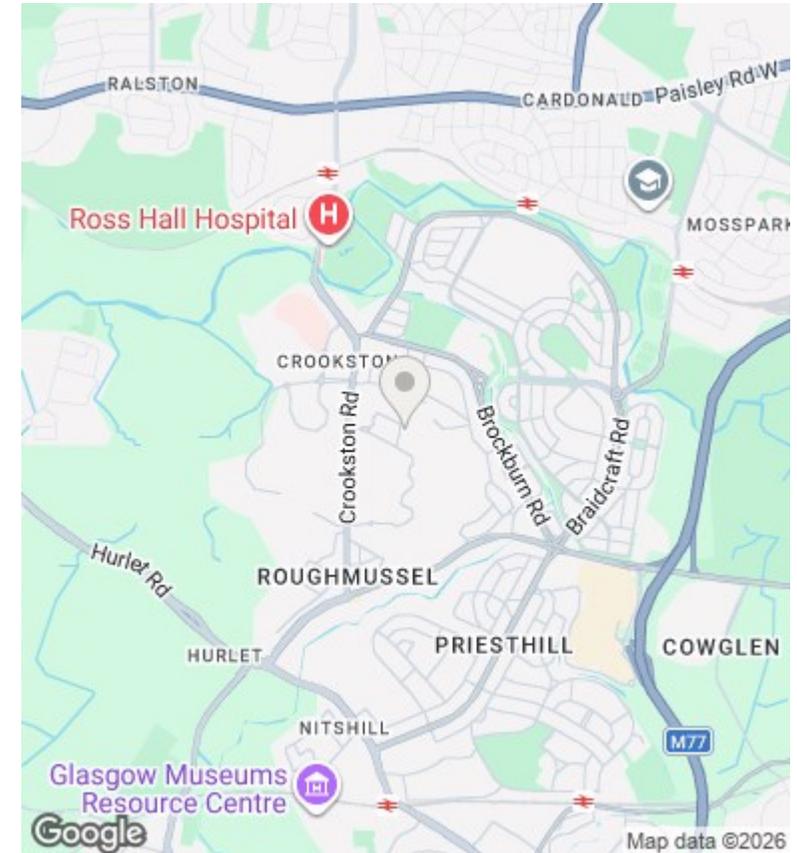
1st Floor



2nd Floor



TOTAL: 743 sq. ft, 69 m2
 1st floor: 378 sq. ft, 35 m2, 2nd floor: 365 sq. ft, 34 m2
 EXCLUDED AREAS: STORAGE: 14 sq. ft, 1 m2, WALLS: 83 sq. ft, 8 m2
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:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	81
(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	