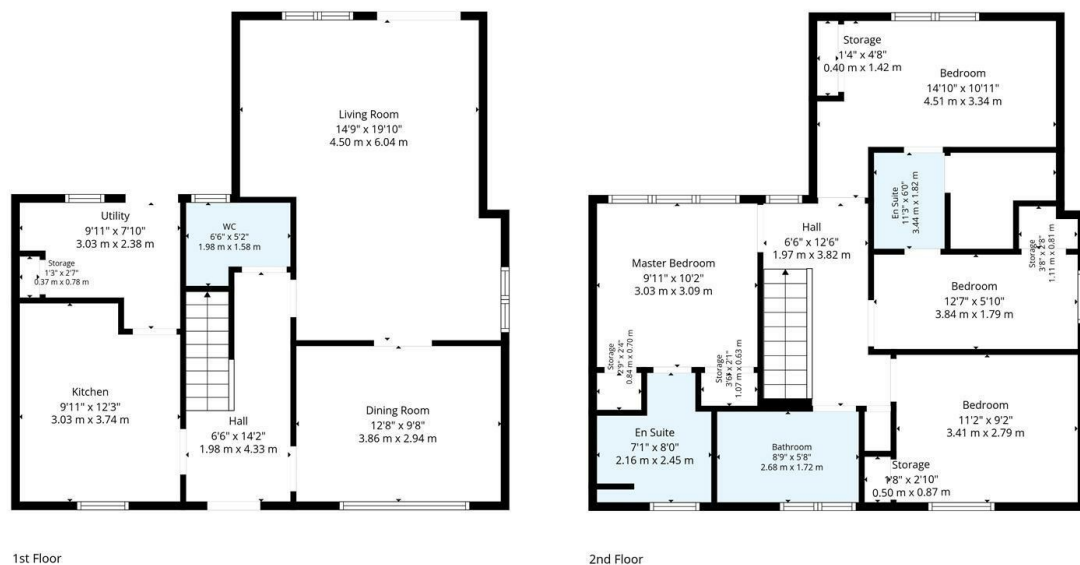




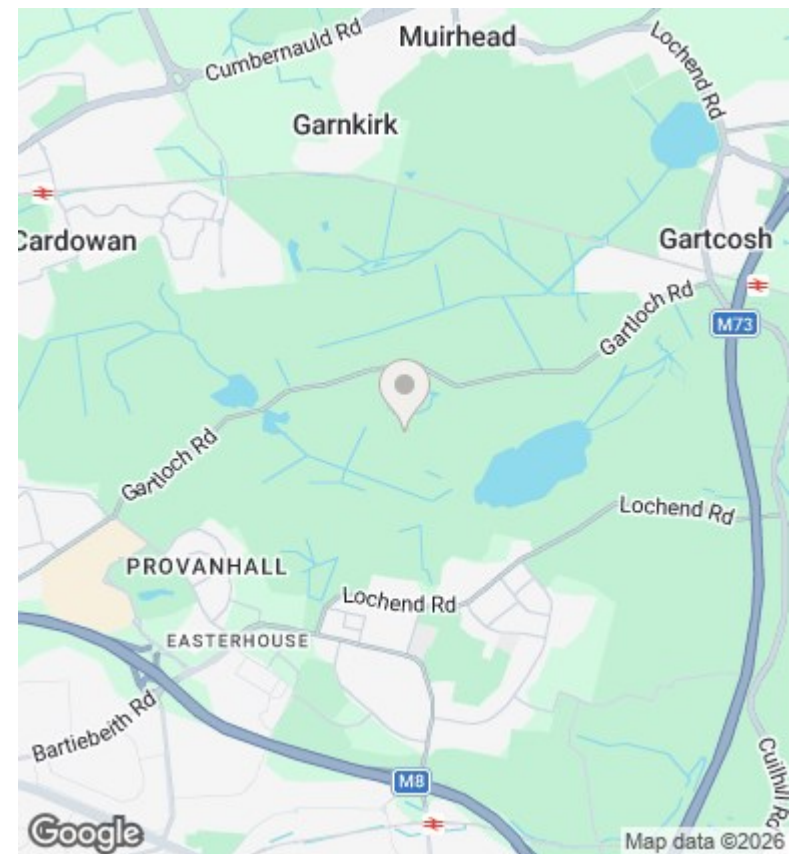
14 Blacader Drive, Gartcosh, Glasgow, G69 8DG

Offers Over £325,000

- Modern four bedroom detached villa
- Two En-suite shower rooms plus family bathroom
- Lovely secluded rear garden
- EER Band B
- Detached Garage
- Modern kitchen, separate utility room and wc
- Not overlooked to rear backing onto Woodland
- Modern summer house
- Two public rooms
- Excellent condition throughout



TOTAL: 1331 sq. ft, 124 m2
1st floor: 652 sq. ft, 61 m2, 2nd floor: 679 sq. ft, 63 m2
EXCLUDED AREAS: UTILITY: 62 sq. ft, 6 m2, STORAGE: 36 sq. ft, 4 m2, UNDEFINED: 4 sq. ft, 0 m2,
WALLS: 122 sq. ft, 10 m2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			