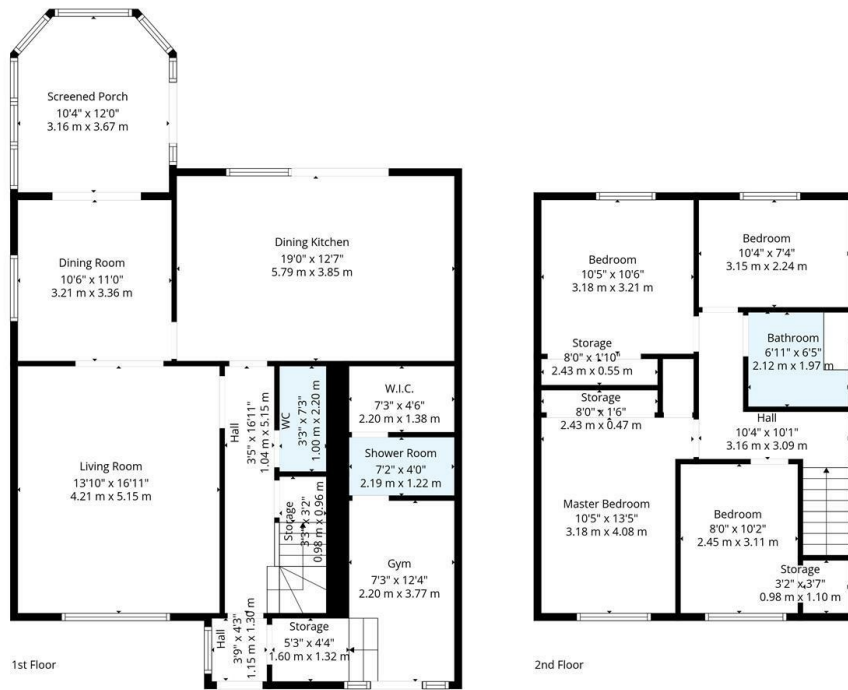




6 Duich Gardens, Glasgow, G23 5JN

Offers Over £340,000

- Modern detached villa
- Spectacular kitchen with bi-fold doors
- Four well proportioned bedrooms
- EER Band C
- Quiet cul-de-sac location
- Converted garage with gym, sauna and shower room
- Luxury bathroom
- Stunning landscaped rear garden
- Lounge open plan to dining room
- Conservatory



1st Floor

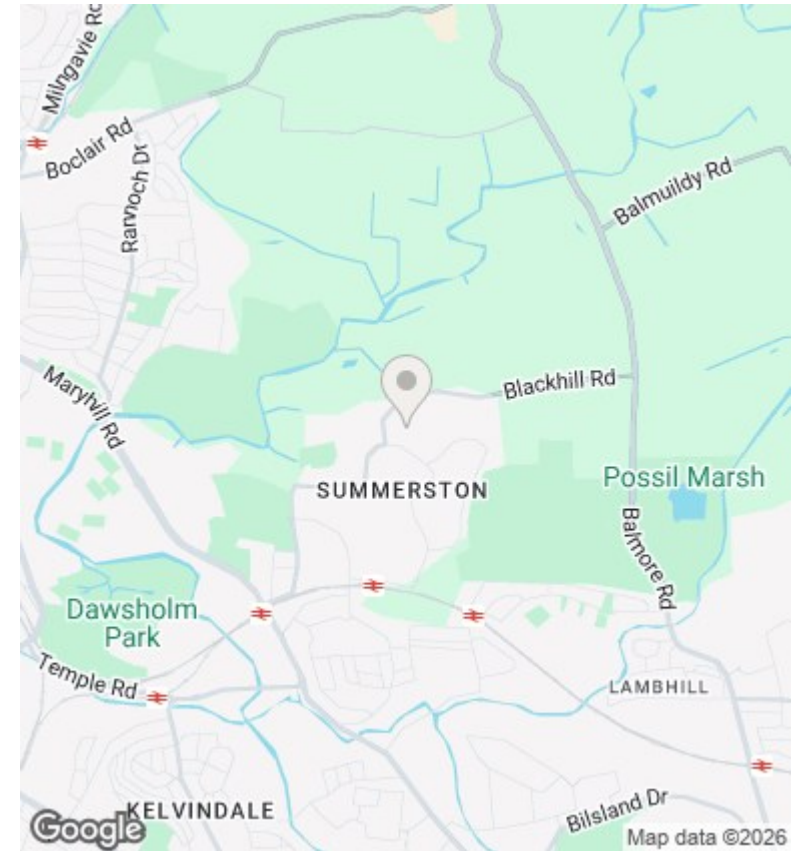
2nd Floor

TOTAL: 1466 sq. ft, 136 m2

1st floor: 920 sq. ft, 85 m2, 2nd floor: 546 sq. ft, 51 m2

EXCLUDED AREAS: SCREENED PORCH: 118 sq. ft, 11 m2, STORAGE: 75 sq. ft, 6 m2, UNDEFINED: 8 sq. ft, 1 m2, WALLS: 128 sq. ft, 12 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	