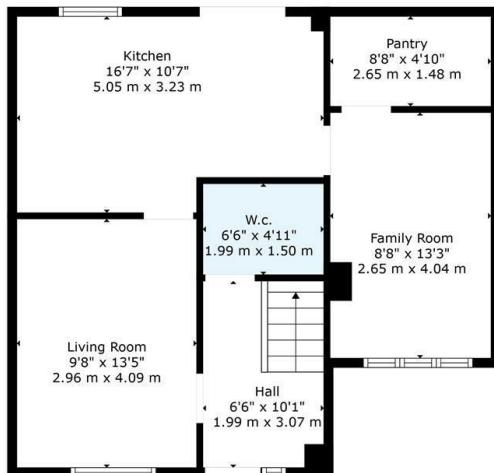




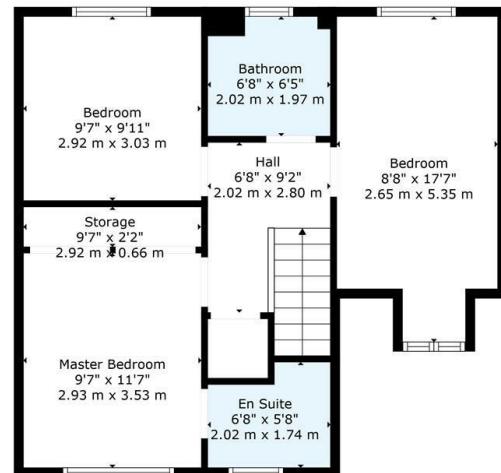
## 20 Dochart Drive, Glasgow, G33 1PQ

Fixed Asking Price £325,000

- Modern larger style three bedroom detached villa with converted garage
- Modern En-Suite Shower Room and Separate WC downstairs
- Separate Utility Room
- EER Band B
- Two public rooms
- South Facing Landscaped Garden on level plot
- Gas central heating and Double Glazing
- Modern Kitchen Diner and Modern Bathroom
- Views of the Campsie Hills
- Bay Window Lounge



Floor 1



Floor 2



**TOTAL: 1091 sq. ft, 101 m<sup>2</sup>**  
 FLOOR 1: 572 sq. ft, 53 m<sup>2</sup>, FLOOR 2: 519 sq. ft, 48 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 21 sq. ft, 2 m<sup>2</sup>, LOW CEILING: 6 sq. ft, 0 m<sup>2</sup>, WALLS: 103 sq. ft, 10 m<sup>2</sup>  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

## Directions

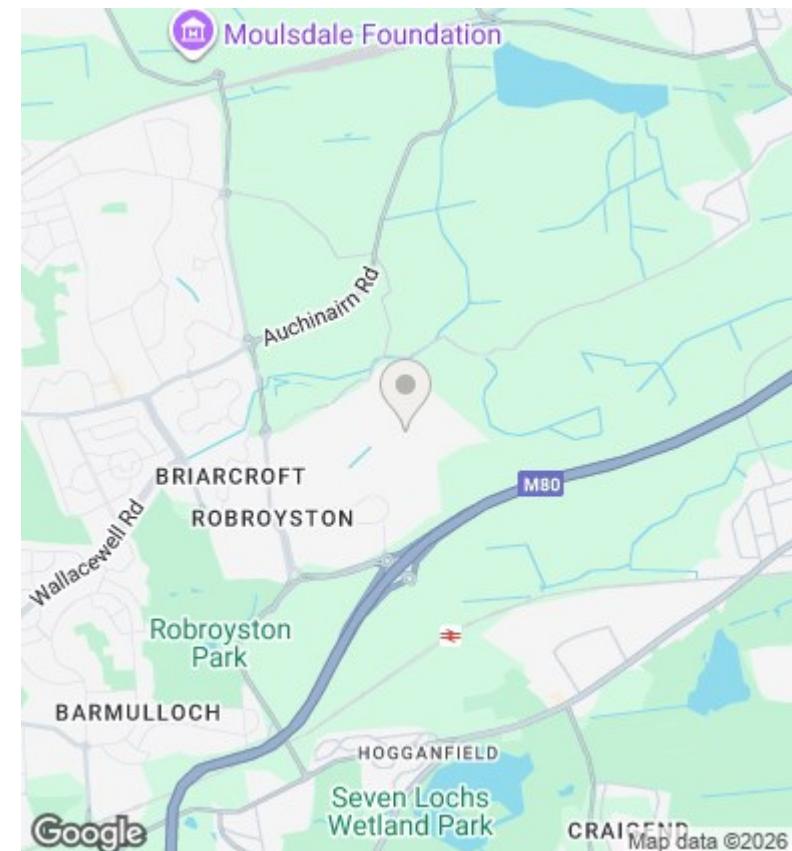
## Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

## Council Tax Band

## EPC Rating:

B



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	