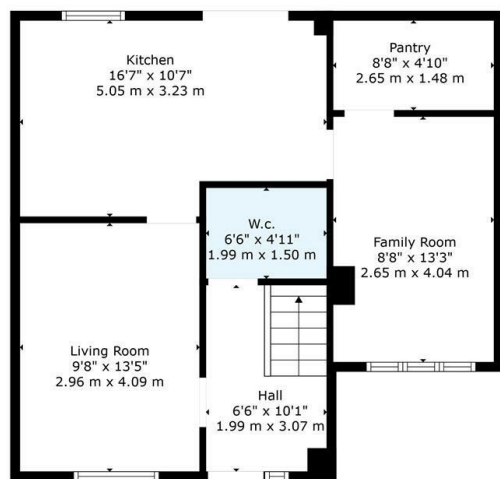




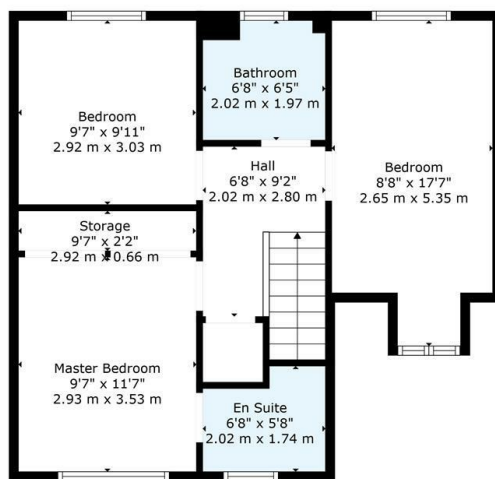
20 Dochart Drive, Glasgow, G33 1PQ

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



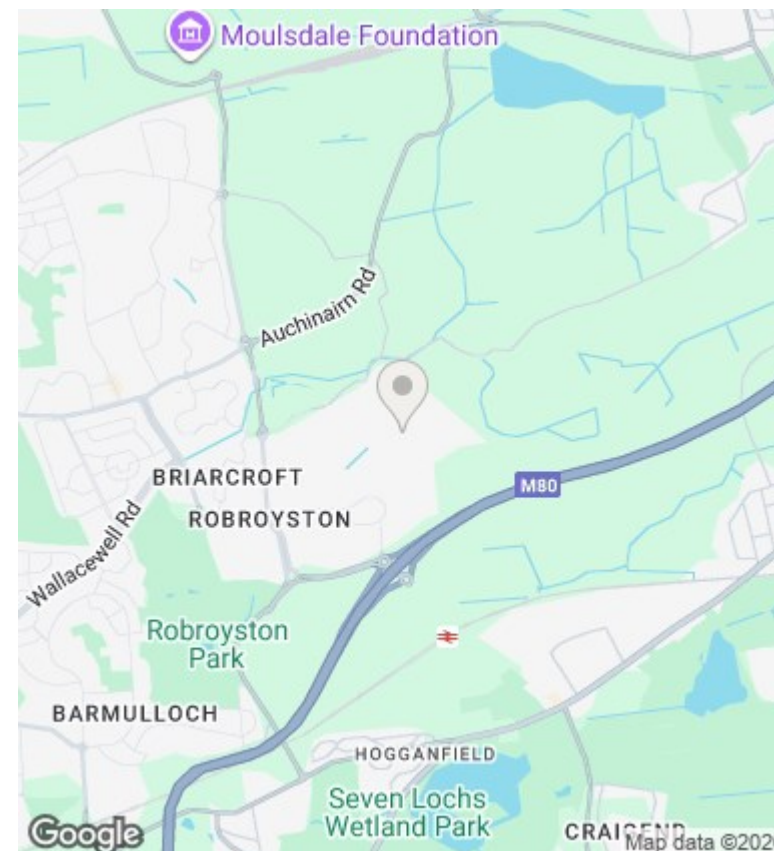
Floor 1



Floor 2



TOTAL: 1091 sq. ft, 101 m2
 FLOOR 1: 572 sq. ft, 53 m2, FLOOR 2: 519 sq. ft, 48 m2
 EXCLUDED AREAS: STORAGE: 21 sq. ft, 2 m2, LOW CEILING: 6 sq. ft, 0 m2, WALLS: 103 sq. ft, 10 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:

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	