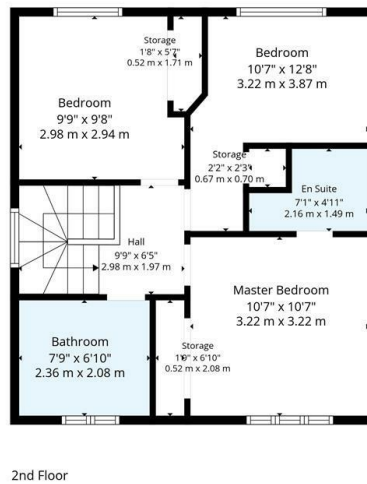
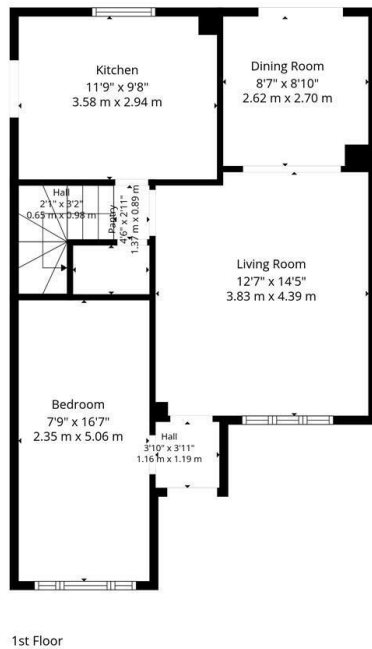




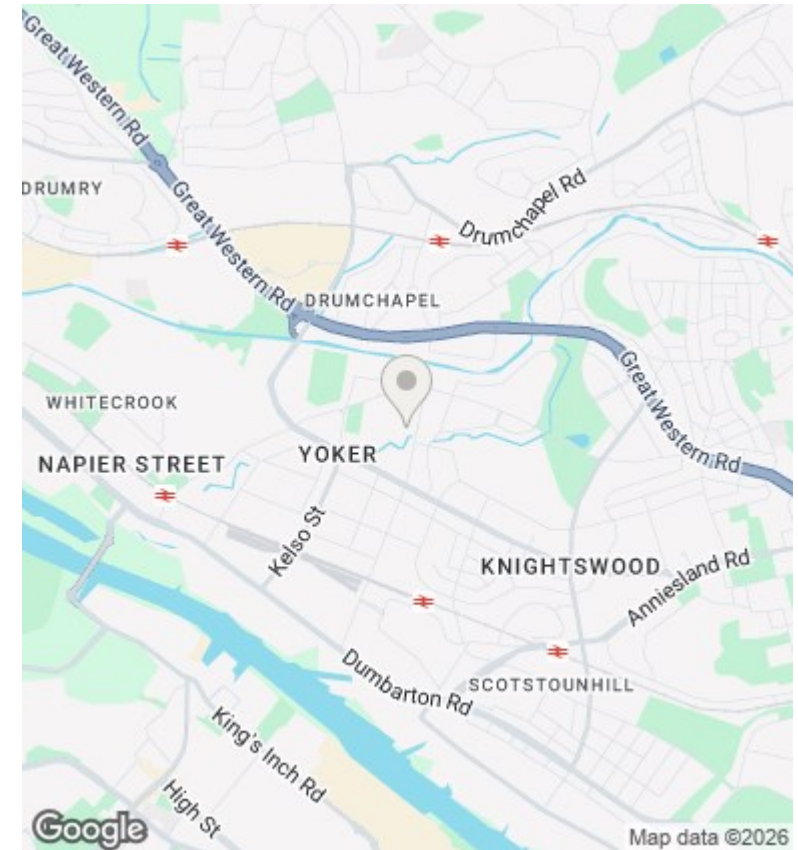
52 Kingfisher Drive, Glasgow, G13 4QA

Offers Over £285,000

- Four bedroom modern detached villa
- Lounge semi open plan to the dining room
- En-suite shower room off main bedroom
- EER Band D
- Popular modern estate
- Modern kitchen
- Private garden to the rear, not overlooked
- Garage conversion providing fourth bedroom/extra public room
- Family bathroom
- Driveway parking to the front



TOTAL: 1043 sq. ft, 97 m²
 1st floor: 581 sq. ft, 54 m², 2nd floor: 462 sq. ft, 43 m²
 EXCLUDED AREAS: STORAGE: 26 sq. ft, 2 m², WALLS: 101 sq. ft, 9 m²
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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	