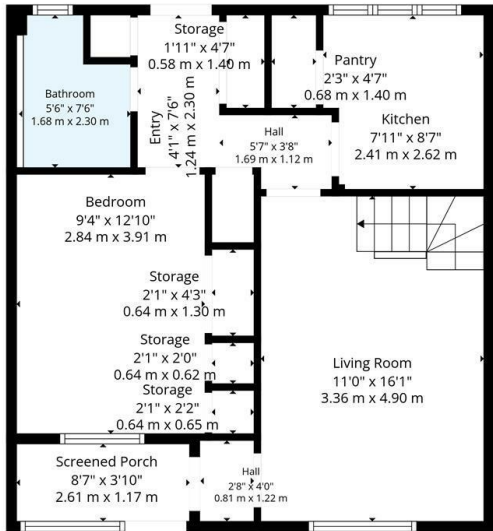




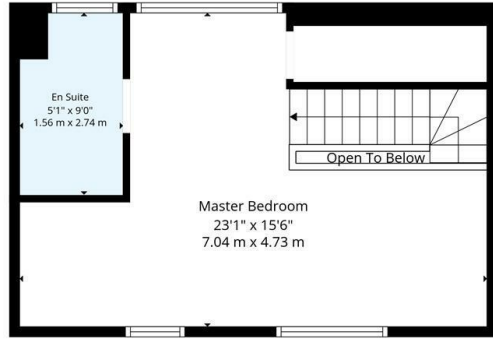
## 2 Stable Place, Milngavie, Glasgow, G62 7LJ

Offers Over £200,000

- Two bedroom terraced Bungalow
- Lovely landscaped rear garden
- Gas central heating and double glazing
- EER Band C
- Quiet location in Milngavie
- En-suite shower room off Bedroom one
- Excellent storage space
- Immaculately presented throughout
- Modern kitchen and bathroom
- Deceptively Spacious



1st Floor



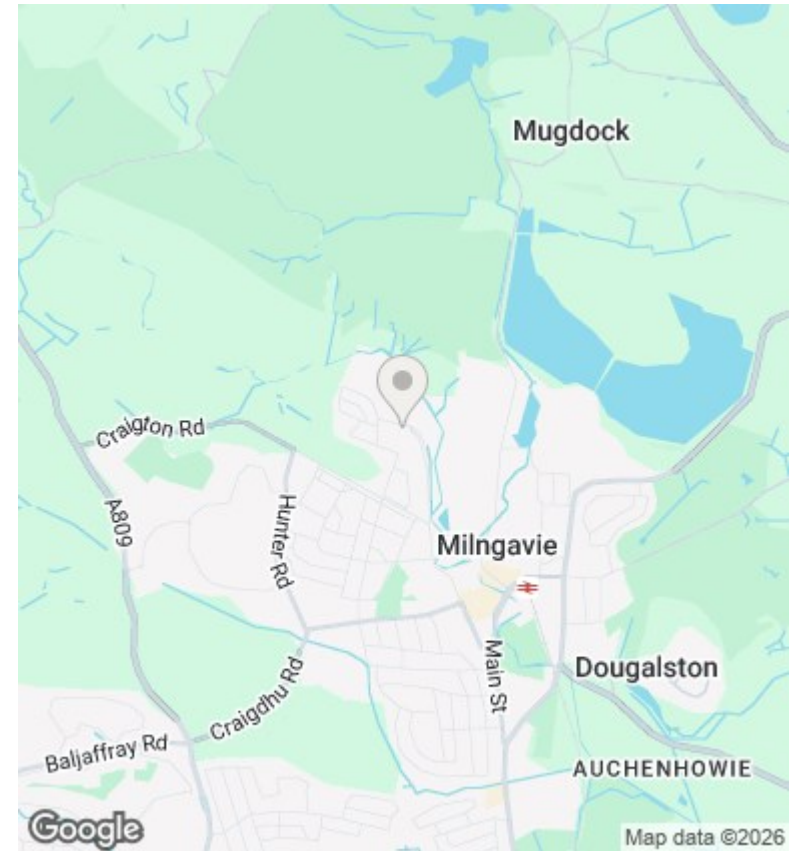
2nd Floor

**TOTAL: 769 sq. ft, 71 m2**

1st floor: 511 sq. ft, 47 m2, 2nd floor: 258 sq. ft, 24 m2

EXCLUDED AREAS: SCREENED PORCH: 33 sq. ft, 3 m2, STORAGE: 28 sq. ft, 2 m2, LOW CEILING: 33 sq. ft, 3 m2, MASTER BEDROOM: 38 sq. ft, 3 m2, UNDEFINED: 26 sq. ft, 2 m2, OPEN TO BELOW: 4 sq. ft, 0 m2, WALLS: 94 sq. ft, 11 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	