



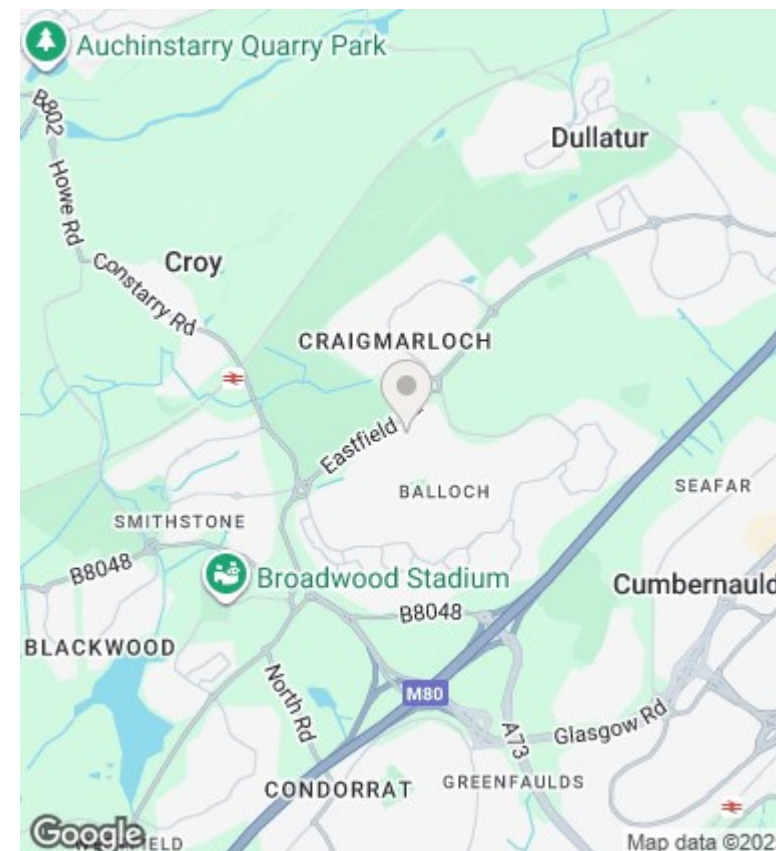
## 24 Baldorran Crescent, Glasgow, G68 9BL

Offers Over £270,000

- Extended Modern Detached Villa
- 3 Bedrooms
- Quiet Balloch location
- Detached double garage
- 2 public rooms
- EER Band C
- Modern Kitchen Diner
- Modern shower room and separate wc



**TOTAL: 1076 sq. ft, 100 m<sup>2</sup>**  
 1st floor: 621 sq. ft, 58 m<sup>2</sup>, 2nd floor: 455 sq. ft, 42 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m<sup>2</sup>, STORAGE: 33 sq. ft, 4 m<sup>2</sup>, WALLS: 104 sq. ft, 9 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	