



## CRAIGELVAN DRIVE, GLASGOW OFFERS OVER £199,995 Freehold

Kirkland Estate Agents are proud to present to the market this four bedroom detached family home. Wonderfully placed on this commanding corner plot. EPC Rating D.

- Detached Family Villa
- Double Glazed
- Driveway
- Home report £210,000

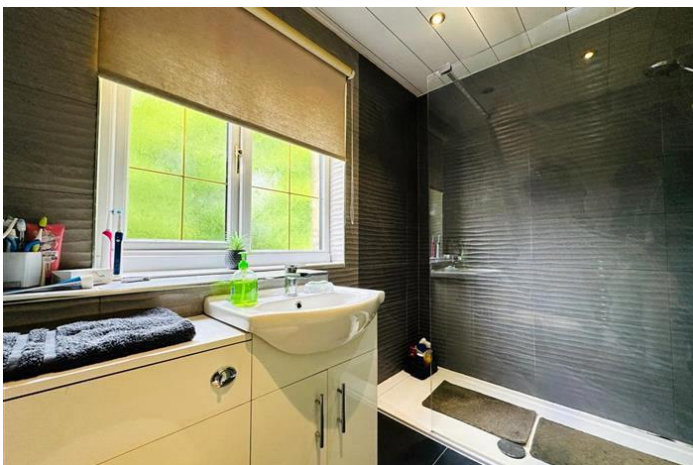
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The property comprises family living across two levels with the ground level having a large lounge, fitted kitchen, dining room & WC.

The upstairs have four well proportioned bedrooms and family shower room.

The outside of the property has a driveway, lawn and garage to the front and an extremely large rear garden which is made up of patio & lawn space. Lots of potential to develop and have great outdoor family gatherings or build a summer house.

Tenure: Freehold



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**GROUND FLOOR**



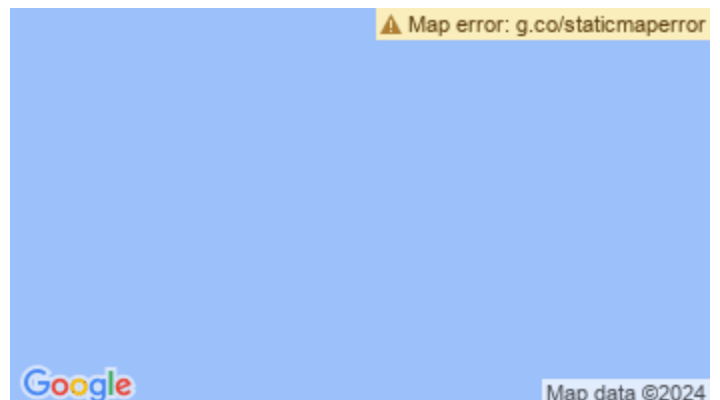
**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.