



## Directions

## Viewings

Viewings by arrangement only. Call 0141 334 3670 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



**16 Glenmuir Avenue, G53 6QD**

**£1,450 PCM**

- SEMI DETACHED VILLA
- UNFURNISHED
- FITTED KITCHEN
- EN-SUITE
- GAS CENTRAL HEATING
- 3 BEDROOMS
- FAMILY BATHROOM WITH SHOWER
- PRIVATE GARDENS

# 16 Glenmuir Avenue, G53 6QD

Ross & Liddell are delighted to offer to the market this stunning Semi Detached Villa. The property comprises of Entrance Hallway, downstairs WC, Spacious lounge, modern fitted Dining Kitchen, conservatory, family Bathroom with shower, 3 double bedrooms and en-suite.

The property further benefits from Gas central heating, double Glazing, alarm, driveway and solar panels.

Glenmuir Avenue is ideally located within a child friendly and popular residential development. This property is well located for local amenities and only a short drive from Silverburn Shopping Centre and Sainsbury supermarket at Darnley. There are regular public transport links to Glasgow and the Priesthill & Darnley train station is within walking distance. The M77 is easily accessible for commuting to Glasgow City Centre, the M8, M74 and beyond.

Landlord Registration number 443470/260/07241

EPC C

Council Tax C



Council Tax Band: C

