



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.30m (20'8") x 3.30m (10'10")
Kitchen	4.50m (14'9") x 2.50m (8'2")
Garage	5.20m (17'1") x 2.50m (8'2")
WC	1.70m (5'7") x 0.90m (2'11")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
En-suite	1.90m (6'3") x 1.00m (3'3")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 1.90m (6'3")
Bathroom	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup> | EPC Rating: C

# 4 Leverngrove Court

GLASGOW, G53 7TE