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4 Bed Detached In Milliken Road , Kilbarchan, Johnstone, PA10 2AQ £330,000





## SHORT DESCRIPTION

Property Ref: 16029 A detached cottage set in enclosed gardens in the popular conservation village of Kilbarchan. The property is located at the entrance to the village with convenient access to the A737 to Glasgow airport and Glasgow City Centre. OFFERS OVER £330,000. Home report available on request. Property Type: Detached Full selling price: £330000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: F EPC rating: C Measurement: 2077.43 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Gated Heating Type: Gas Central Heating Chain Sale Possession of the property: Self-occupied -

4

Bed Room(s)

2

Bath Room(s)

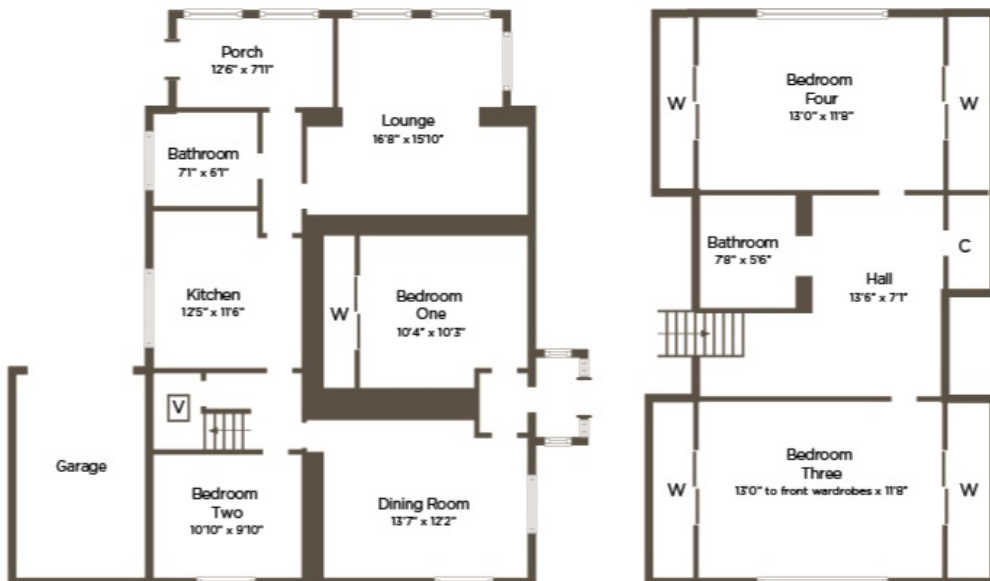
2

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
 All measurements are a maximum and include wardrobes and bay windows where applicable.

DATE OF CERTIFICATE: 07/10/2017  
 TOTAL FLOOR AREA: 150 m<sup>2</sup>  
 PRIMARY ENERGY INDICATOR: 193 kWh/m<sup>2</sup>/year

APPROVED ORGANISATION: Main heating and fuel:

**You can use this document to:**  
 • Compare current ratings of properties to see which are more energy efficient and environmentally friendly  
 • Find out how to save energy and money and also reduce CO2 emissions by improving your home

**Estimated energy costs for your home for 3 years** \* **£5,979**

**Over 3 years you could save\*** **£1,050**

\* Based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

See your recommendations report for more information

**Energy Efficiency Rating**

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (70)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

**Environmental Impact (CO2) Rating**

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (69)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£588.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£465.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£729.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenestscotland.org](http://greenestscotland.org) or contact Home Energy Scotland on 0808 908 2282.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE.**

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