



2 Bedrooms

House - Mid Terrace

Offers Over

£165,000

Located in

Clydebank



<https://www.caledoniabureau.co.uk/>



# 12 Jane Rae Gardens

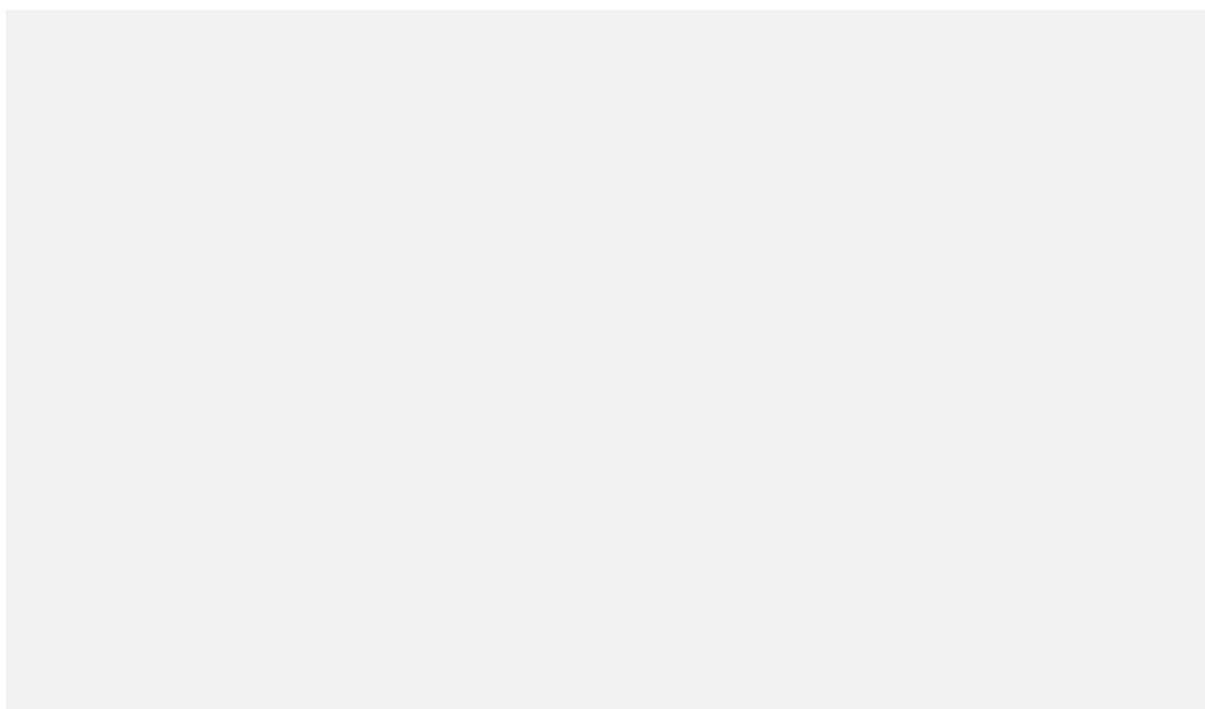
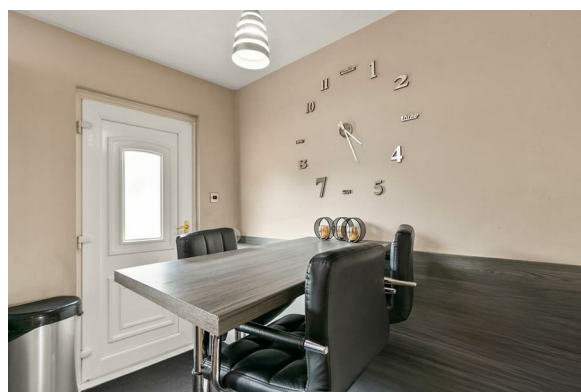
Clydebank | | G81 1HT



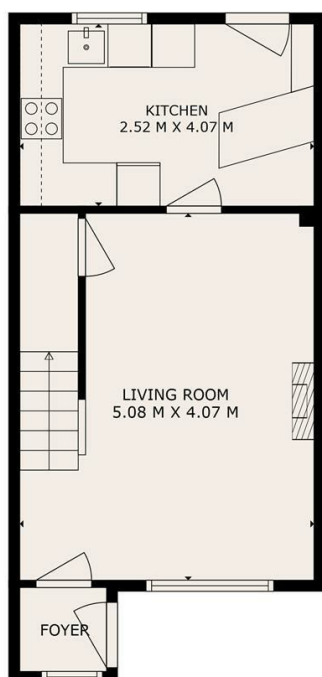
Beautiful two bedroomed, mid terrace house, enjoying a delightful cul-de-sac position within this popular residential area, close to the local primary school.

# 12 Jane Rae Gardens

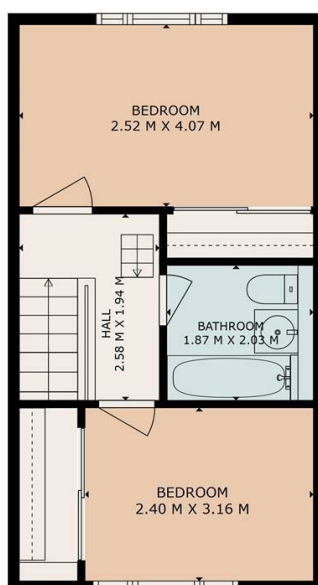
£165,000 Freehold



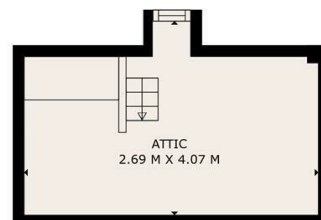




FLOOR 1



FLOOR 2



FLOOR 3



**TOTAL: 64 m<sup>2</sup>**  
 FLOOR 1: 33 m<sup>2</sup>, FLOOR 2: 31 m<sup>2</sup>, FLOOR 3: 0 m<sup>2</sup>  
 EXCLUDED AREAS: ATTIC: 9 m<sup>2</sup>  
 WALLS: 10 m<sup>2</sup>


THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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>		
(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 	

2 Dumbarton Road Clydebank  
 West Dunbartonshire  
 G81 1TU



[clydebank@caledoniabureau.co.uk](mailto:clydebank@caledoniabureau.co.uk)

01419 522284

<https://www.caledoniabureau.co.uk/>