



3 Bedrooms

Bungalow - Detached

Offers Over

£215,000

Located in

Glasgow



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# 16 Roman Crescent

Glasgow | | G60 5JU



Rarely available, this beautifully positioned 3-bedroom detached bungalow was built by the former owners and offers a unique opportunity to purchase a one-of-a-kind home within the heart of Old Kilpatrick.

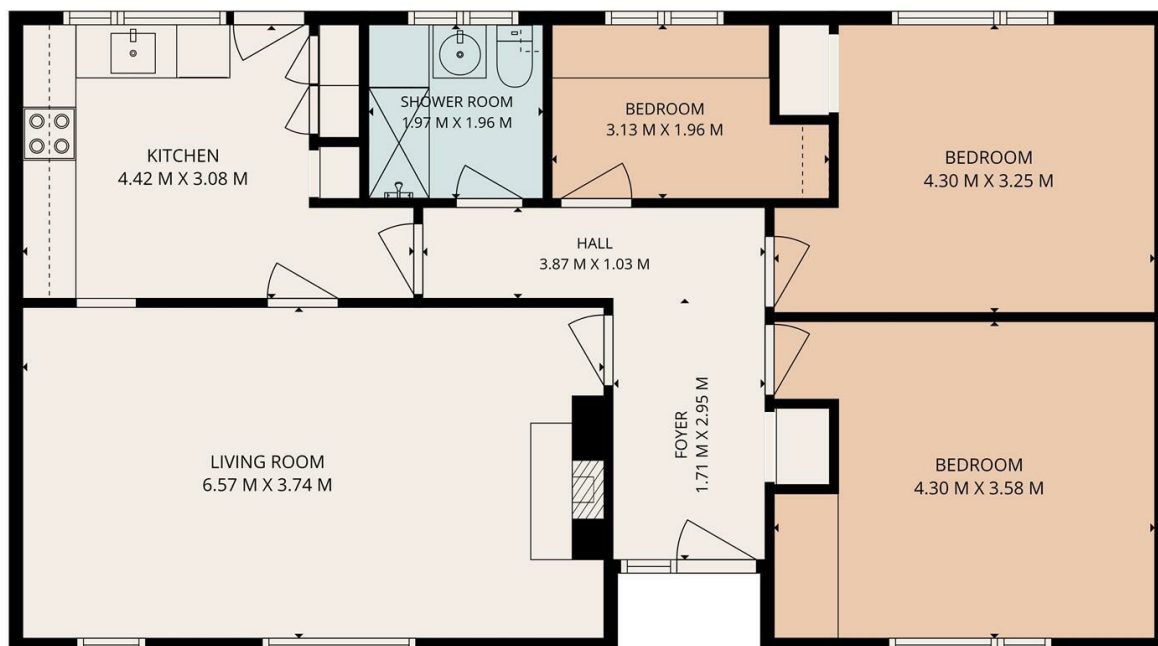


# 16 Roman Crescent

£215,000 Freehold



- Three bedroom detached bungalow
- Large plot
- Great family home
- Short walk to local amenities
- Private driveway and single garage
- Flexible layout allows scope for modernisation
- Lovely views



**TOTAL: 76 m<sup>2</sup>**  
**FLOOR 1: 76 m<sup>2</sup>**  
**EXCLUDED AREAS: KITCHEN: 11 m<sup>2</sup>, WALLS: 6 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/>