



2 Bedrooms

Flat

Offers Over

£99,995

Located in

Clydebank



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



37 Lilac Avenue

Clydebank | | G81 4NX



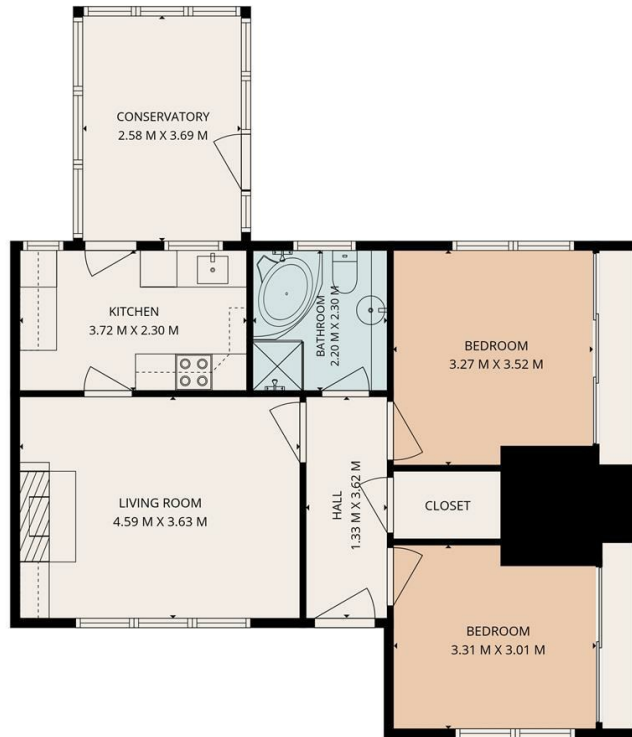
Presented to the market is this spacious two-bedroom lower cottage flat, located in a popular residential area on the edge of Clydebank. The property offers generous living space and benefits from private front and rear gardens, as well as a bright conservatory to the rear.

37 Lilac Avenue

£99,995 Freehold



- Two bedroom lower cottage flat
- Good storage
- Large private garden
- Spacious lounge
- Conservatory to the rear
- Early viewing recommended



TOTAL: 78 m²
FLOOR 1: 78 m²
EXCLUDED AREAS: WALLS: 7 m²

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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