



3 Bedrooms

Flat

Offers Over

£112,500

Located in

Clydebank



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



# 71 Shakespeare Avenue

Clydebank | | G81 3HA



Enjoying a prominent setting within this sought after residential locale and providing scenic open outlooks over the district, the subjects comprise an attractive and generously proportioned three bedroom upper cottage garden flat.

# 71 Shakespeare Avenue

£112,500 Freehold



- Three bedroom upper cottage flat
- Three good sized bedrooms
- Garden
- Modern kitchen and bathroom





**TOTAL: 57 m2**  
**FLOOR 1: 57 m2**  
**EXCLUDED AREAS: LIVING ROOM: 18 m2, HALL: 11 m2**  
**WALLS: 6 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) <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/>