



2 Bedrooms

Flat

Offers Over

£115,000

Located in

Clydebank



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45 Maple Drive

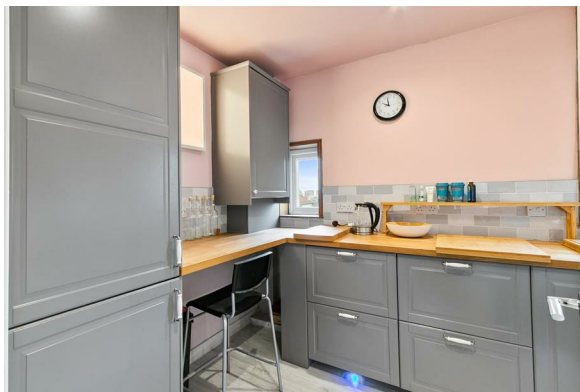
Clydebank | | G81 3SD



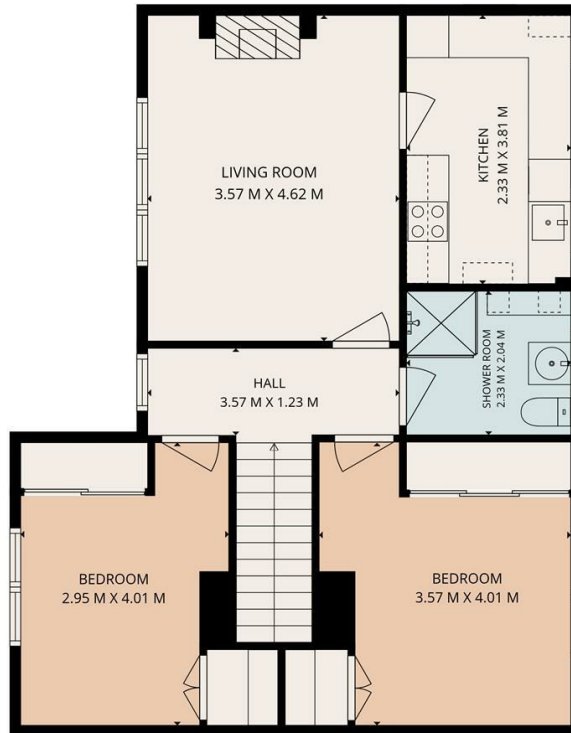
This well-presented upper cottage flat is situated in the sought-after location of Maple Drive and has been recently upgraded throughout. Offering spacious accommodation, the property features two generously sized bedrooms, a bright and airy lounge, a modern fitted kitchen, and a stylish bathroom.

45 Maple Drive

£115,000 Freehold



- Two bedroom upper cottage flat
- Recently upgraded
- Spacious and bright
- Private gardens



TOTAL: 68 m²
FLOOR 1: 68 m²
EXCLUDED AREAS: WALLS: 5 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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