



3 Bedrooms

Flat

Offers Over

£109,000

Located in



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



# Flat 9 1 Barclay Court

| | G60 5DF



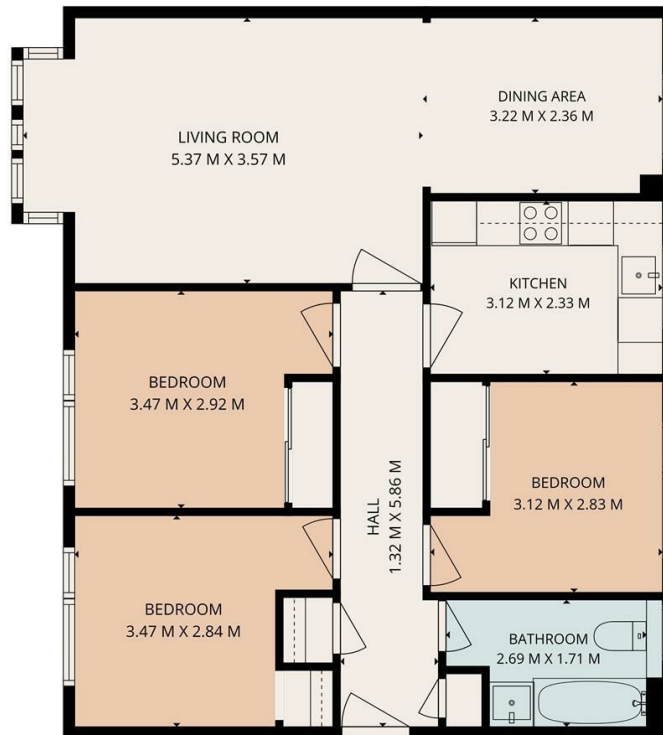
Modern three-bedroom top floor apartment located in the desirable area of Old Kilpatrick. This property is perfect for those seeking a contemporary living space in a sought-after location.

# Flat 9 1 Barclay Court

£109,000 Freehold



- Modern Top Floor Flat
- Spacious Box Windowed Lounge Open Plan to Dining Area
- Three Bedrooms
- Family Bathroom
- Viewing Essential
- Secure Entry System
- Fitted Kitchen
- All Bedrooms with In-built Storage
- Sought After Address



**TOTAL: 77 m<sup>2</sup>**  
**FLOOR 1: 77 m<sup>2</sup>**  
**EXCLUDED AREAS: WALLS: 5 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	

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