



2 Bedrooms

Flat

Offers Over

£150,000

Located in

Glasgow



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



# 68A Westbourne Crescent

Glasgow | | G61 4HE



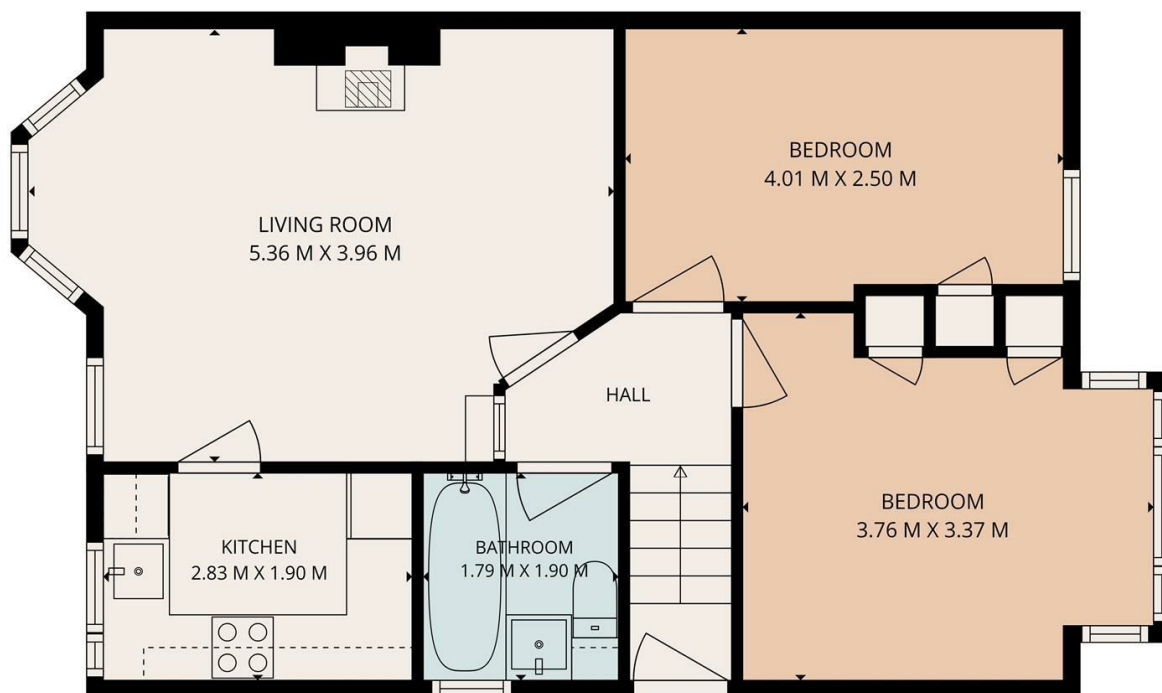
Nestled in the desirable area of Westbourne Crescent, Bearsden, Glasgow, this charming two-bedroom upper cottage flat is presented in walk in condition.

# 68A Westbourne Crescent

£150,000 Freehold



- Upper Cottage Flat
- Modern Fitted Kitchen
- Family Bathroom
- Double Glazing
- Driveway and Garage
- Bay Windowed Lounge
- Two Bedrooms
- Floored Attic Space
- Gas Central Heating
- Viewing Essential!!



**TOTAL: 55 m2**  
FLOOR 1: 55 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) <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/>