



2 Bedrooms

Flat

Offers Over

£79,995

Located in



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



# 1 New Street

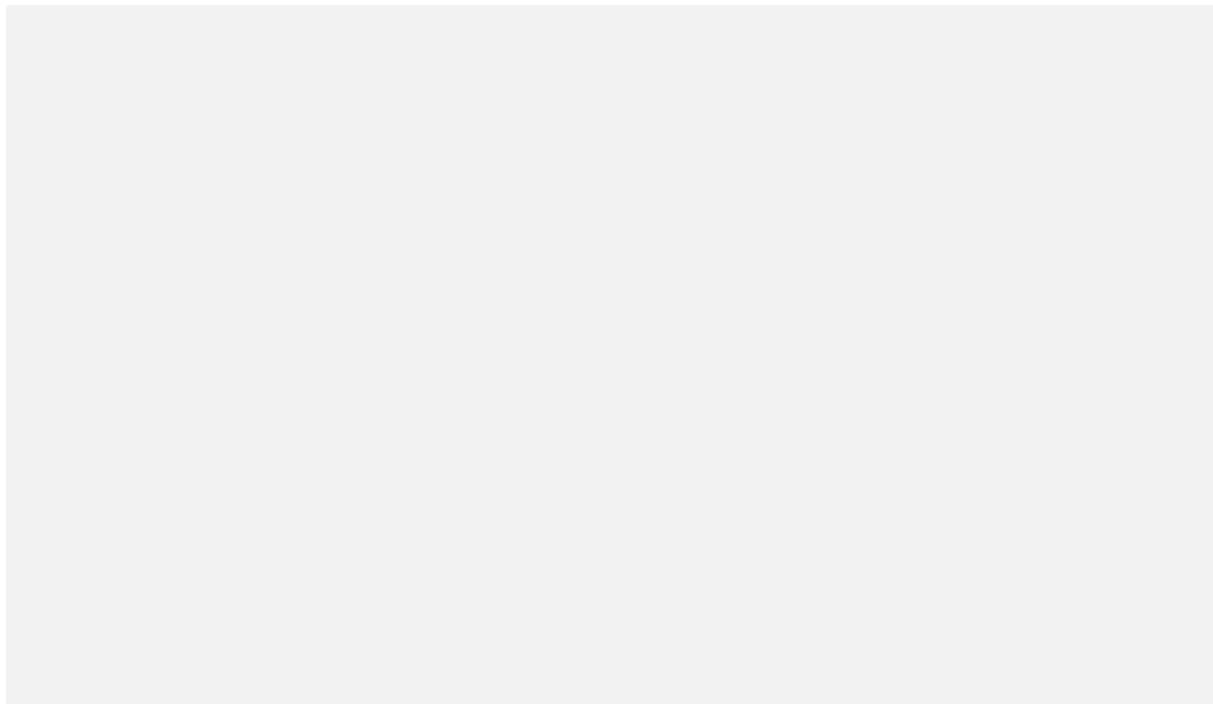
| | G81 6DF



**\*CLOSING DATE FRIDAY 19TH DECEMBER AT 12PM\*** A recently refurbished second floor flat offered in immaculate condition throughout, set within a well-maintained building and providing light, bright and well-proportioned accommodation.

# 1 New Street

£79,995 Freehold





**TOTAL: 70 m<sup>2</sup>**  
1st floor: 70 m<sup>2</sup>  
EXCLUDED AREAS: BALCONY: 3 m<sup>2</sup>, WALLS: 8 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



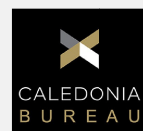
## Council Tax Band

## 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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