



3 Bedrooms

House - Mid Terrace

Offers Over

£199,995

Located in

Clydebank



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



# 57 Montrose Street

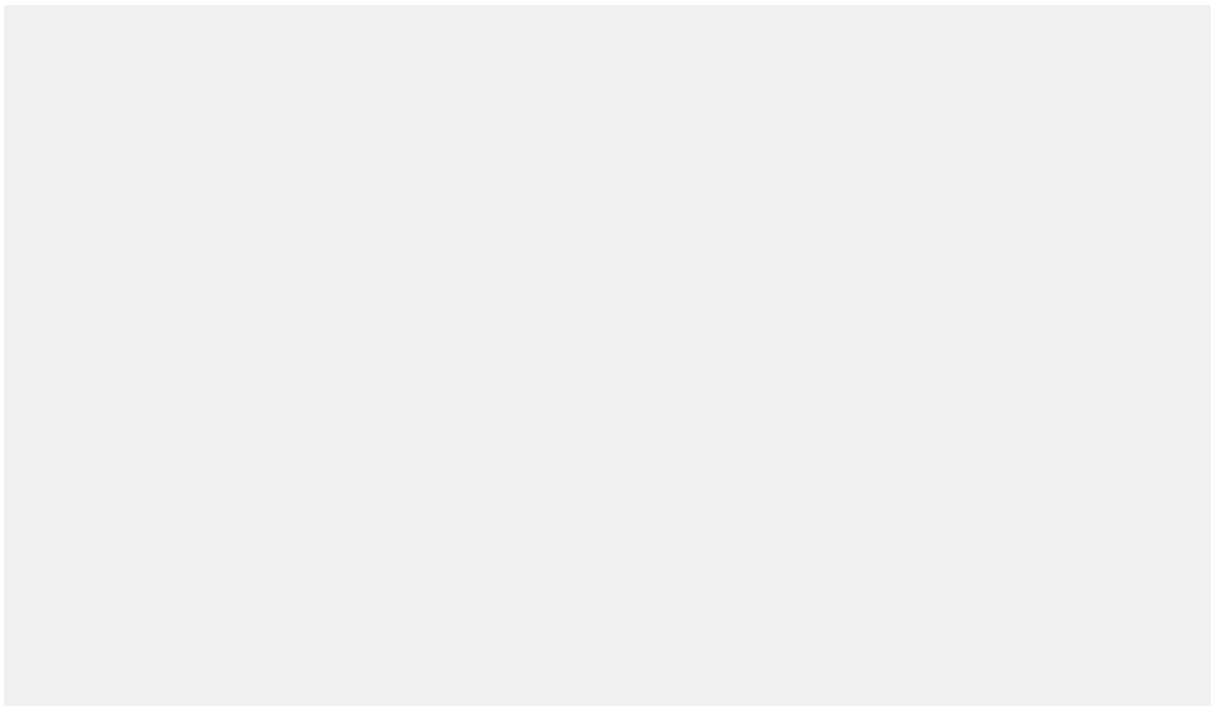
Clydebank | | G81 2PA



Well presented traditional sandstone four bedroom terraced house located on Montrose Street in Clydebank.

# 57 Montrose Street

£199,995 Freehold







**TOTAL: 110 m<sup>2</sup>**  
 1st floor: 59 m<sup>2</sup>, 2nd floor: 14 m<sup>2</sup>, 3rd floor: 37 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 6 m<sup>2</sup>, OPEN TO BELOW: 4 m<sup>2</sup>, LOW CEILING: 4 m<sup>2</sup>,  
 WALLS: 12 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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