



2 Bedrooms

Flat

Offers Over

£122,500

Located in

Clydebank



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# 17 Heron Court

Clydebank | | G81 6BB



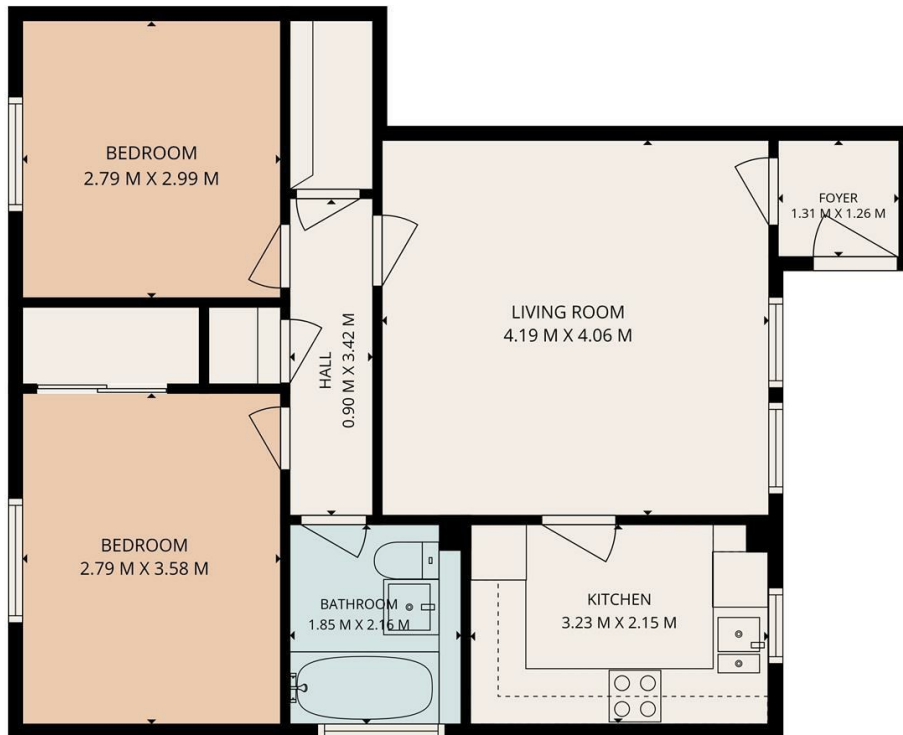
Located on Heron Court, which is a quiet and low-traffic cul-de-sac, is this extensively upgraded two-bedroom lower cottage flat offers beautifully presented, modern accommodation in true walk-in condition.

# 17 Heron Court

£122,500 Freehold



- Ground floor flat
- Great storage
- Modern and bright lounge
- Two good sized bedrooms
- Fully fitted kitchen



**TOTAL: 58 m<sup>2</sup>**  
1st floor: 58 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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