



1 Bedrooms

Flat

Offers Over

£59,995

Located in

Clydebank



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



## 9 Bruce Street

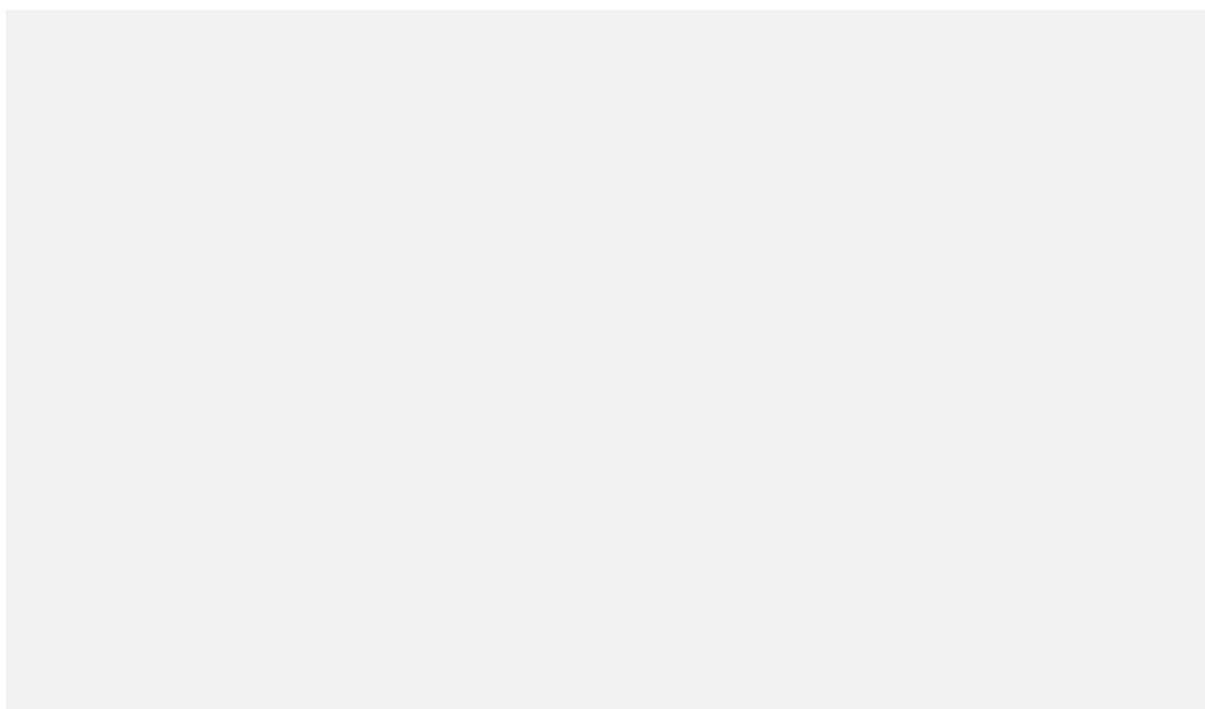
Clydebank | | G81 1TT

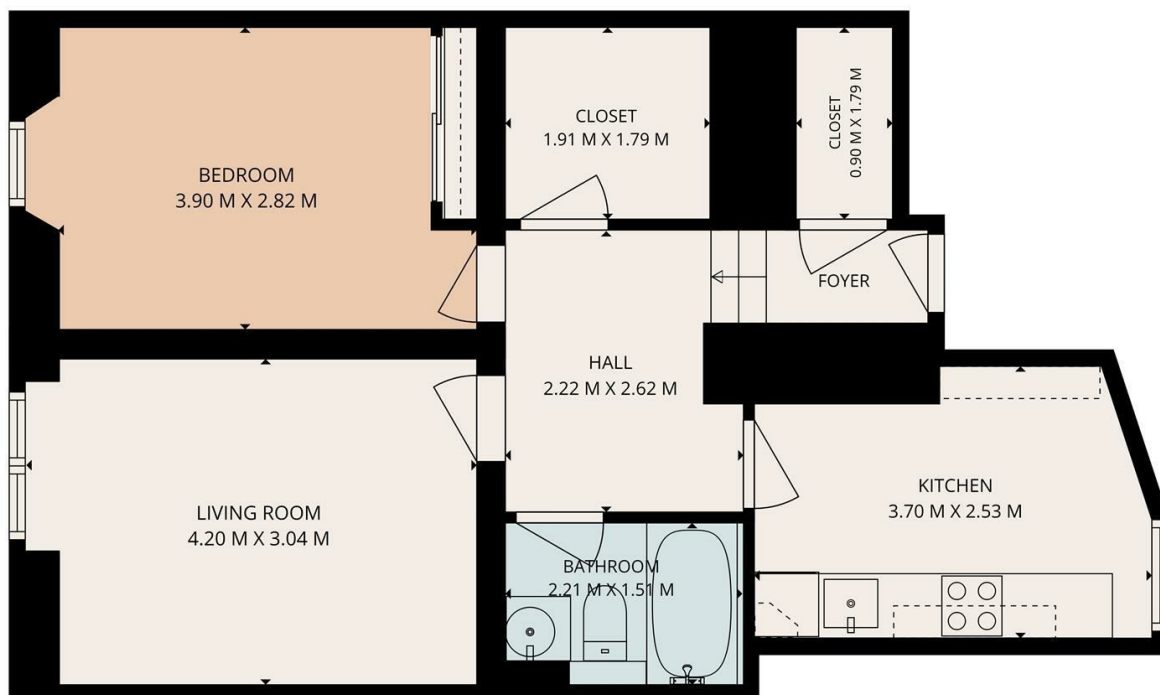


We are delighted to present this fabulous one bedroom flat which is in excellent decorative order throughout. Viewing is highly recommended.

# 9 Bruce Street

£59,995 Freehold





**TOTAL: 54 m<sup>2</sup>**  
1st floor: 54 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 6 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	

2 Dumbarton Road Clydebank  
West Dunbartonshire  
G81 1TU



[clydebank@caledoniabureau.co.uk](mailto:clydebank@caledoniabureau.co.uk)

01419 522284

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