



3 Bedrooms

House - Semi-Detached

Offers Over

£169,000

Located in

Clydebank



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11 Montrose Street

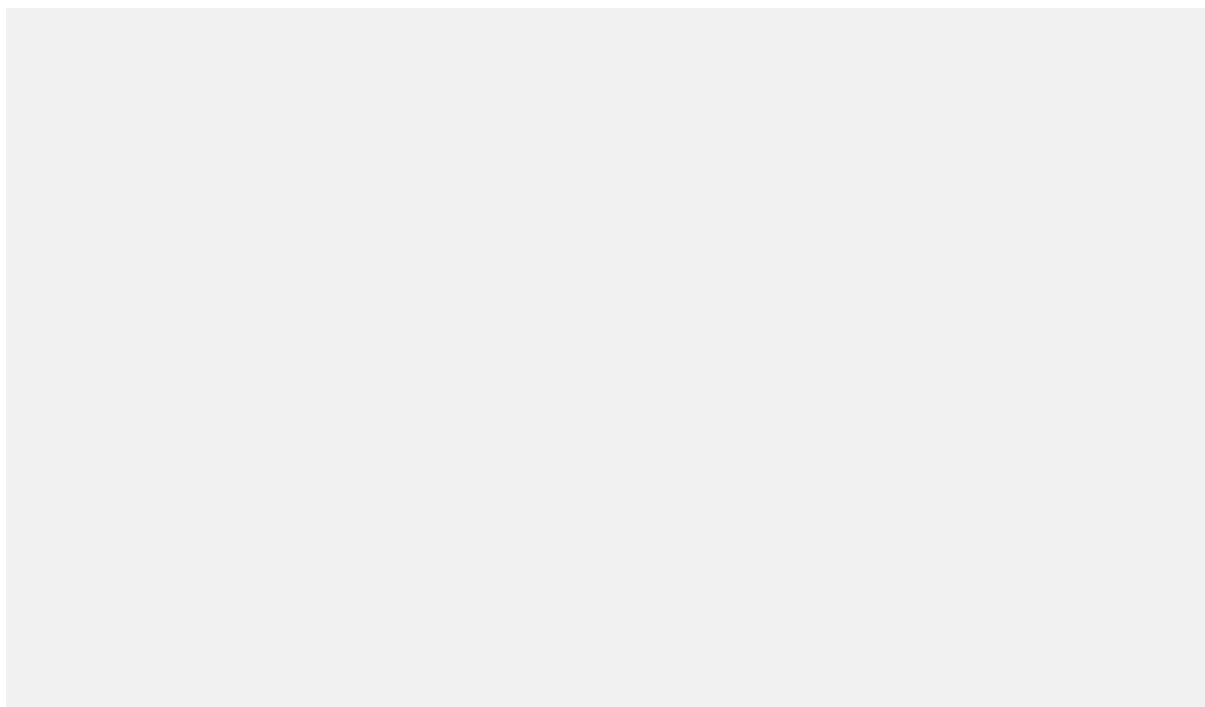
Clydebank | | G81 2JF



Spacious traditional 3 bed semi-detached villa in walk in condition, enjoying an elevated position in the heart of the town. The property has been tastefully upgraded and provides family accommodation within walking distance of schools, public transport and all town centre attractions with rear landscaped gardens and garage to rear.

11 Montrose Street

£169,000 Freehold





TOTAL: 1307 sq. ft, 121 m²
 1st floor: 648 sq. ft, 60 m², 2nd floor: 191 sq. ft, 18 m², 3rd floor: 468 sq. ft, 43 m²
 EXCLUDED AREAS: UTILITY: 60 sq. ft, 6 m², STORAGE: 59 sq. ft, 7 m², WALLS: 151 sq. ft, 12 m²

Floor Plan Created By Elite Media Limited



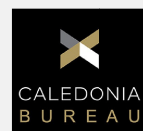
Council Tax Band E

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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