



4 Bedrooms

House - Semi-Detached

Per Month

£1,595 Per  
" " "

Located in

Clydebank



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## 2 Gavins Road

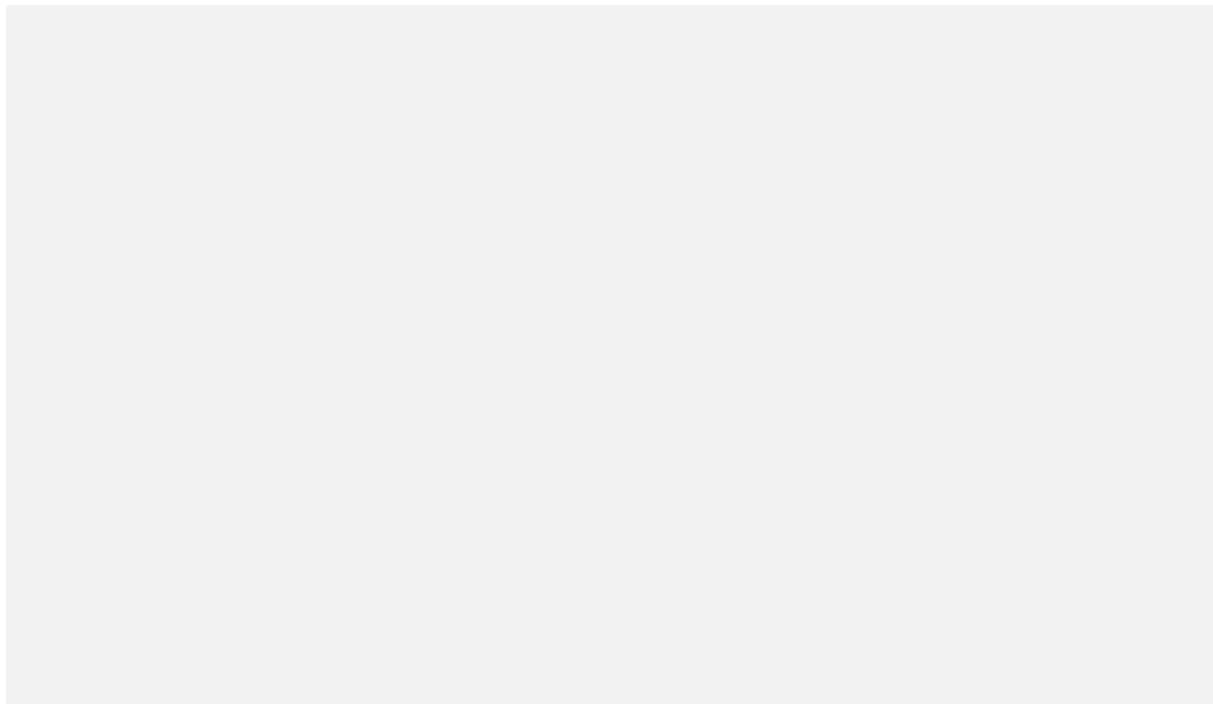
Clydebank | | G81 6AA

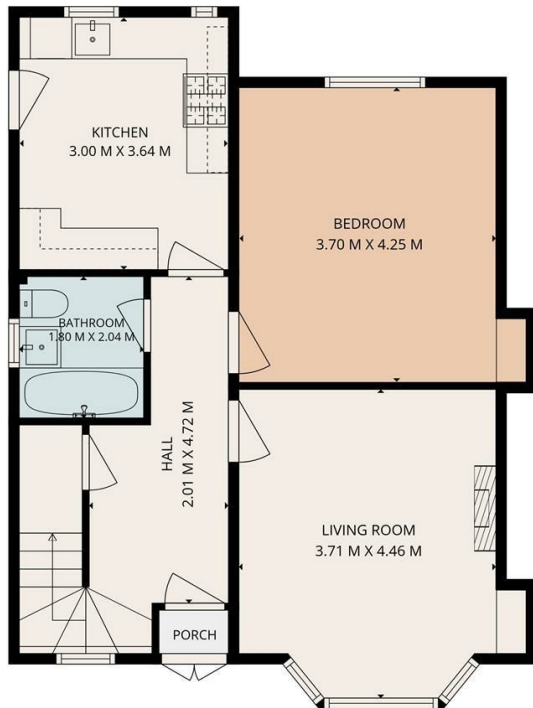


Within easy walking distance of Hardgate Cross, this spacious four-bedroom semi-detached villa has been sympathetically upgraded to create an impressive family home, combining generous proportions with a wealth of character throughout.

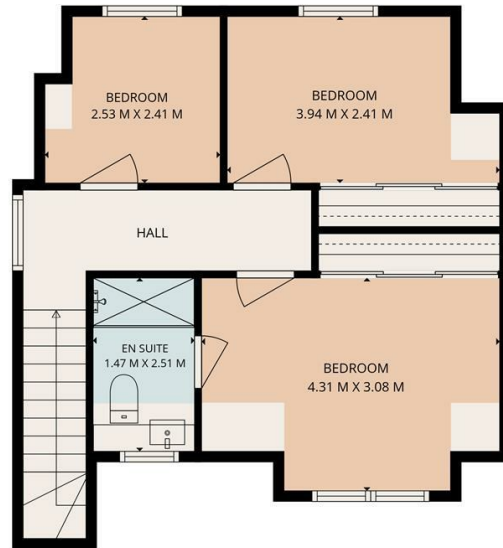
# 2 Gavins Road

£1,595 Per Month





1ST FLOOR



2ND FLOOR



**TOTAL: 102 m<sup>2</sup>**  
 1st floor: 61 m<sup>2</sup>, 2nd floor: 41 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 1 m<sup>2</sup>, LOW CEILING: 3 m<sup>2</sup>, WALLS: 9 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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