CALEDONIA BUREAU

3 Bedrooms	House - Semi-Detached
Offers Over	£259,000
Located in	Clydebank



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

2 Gavins Road

Clydebank | | G81 6AA



Rarely available and beautifully presented, Caledonia Bureau is delighted to present this three-bedroom semi-detached chalet villa, situated within the popular area of Hardgate. Presented in true walk-in condition, this impressive property provides stylish and well-balanced accommodation throughout, with the added advantage of large level gardens, a driveway and a detached garage. Combining comfort, practicality and excellent outdoor space, this is a fantastic opportunity for a range of buyers seeking a quality home in a desirable location.

2 Gavins Road

£259,000 Freehold





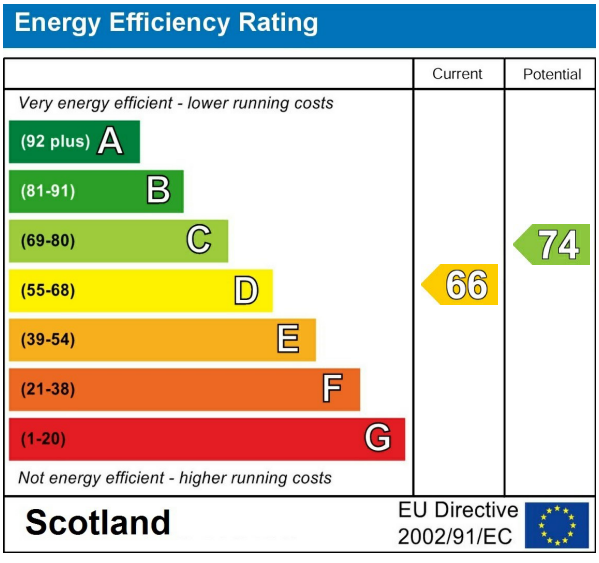


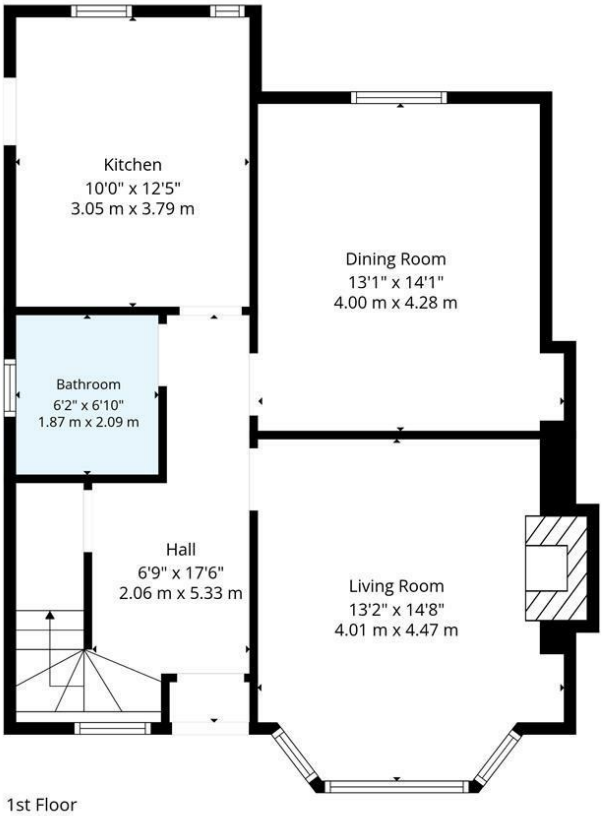


Council Tax Band D

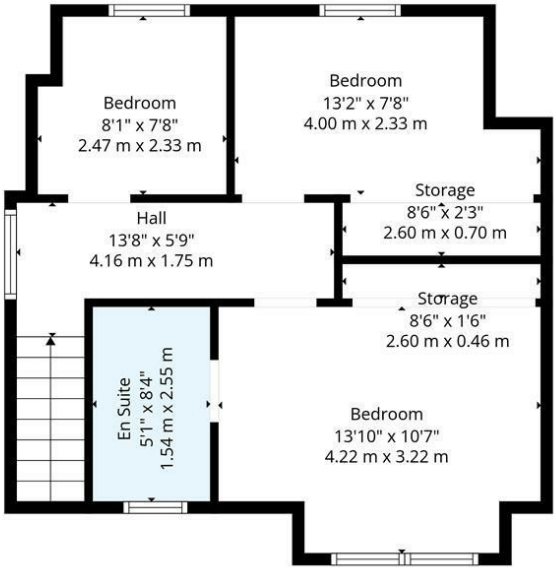
Local Authority

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.





1st Floor



2nd Floor

TOTAL: 1062 sq. ft, 99 m2
1st floor: 674 sq. ft, 63 m2, 2nd floor: 388 sq. ft, 36 m2
EXCLUDED AREAS: FIREPLACE: 5 sq. ft, 1 m2, LOW CEILING: 42 sq. ft, 4 m2, STORAGE: 36 sq. ft, 3 m2,
WALLS: 99 sq. ft, 10 m2

Floor Plan Created By Elite Media Limited

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