



2 Bedrooms

Flat

Offers Over

£179,995

Located in

Clydebank



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



# 6 Melfort Gardens

Clydebank | | G81 2HG



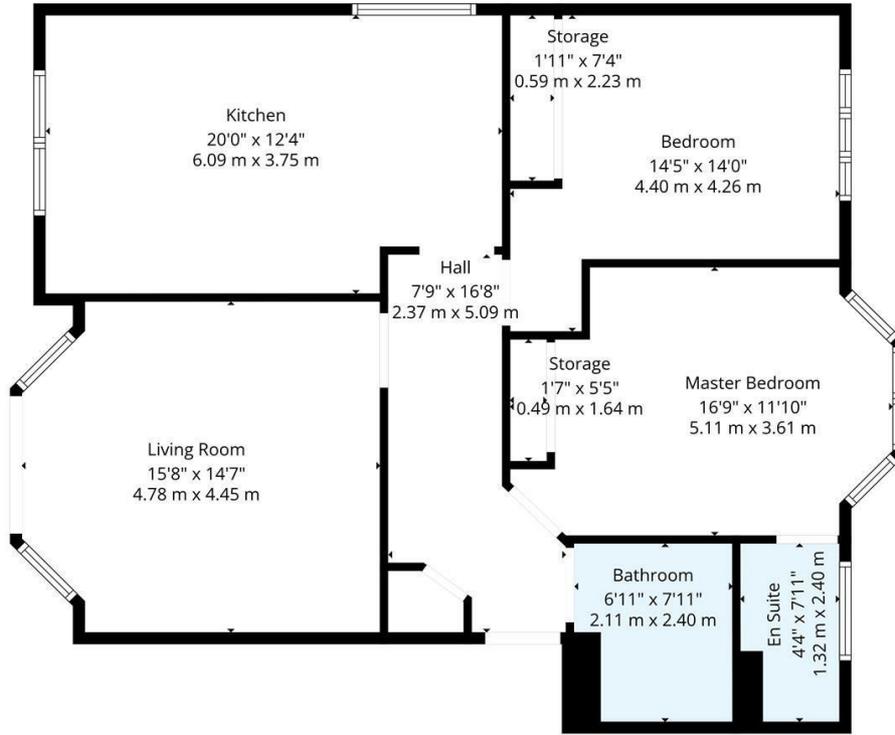
Absolutely stunning, well proportioned two bedroom Ground Floor Apartment with the added advantage of new modern kitchen, bathroom and en-suite, all within a sought after and rarely available development quietly situated within close proximity of the Town Centre.

# 6 Melfort Gardens

£179,995 Freehold



- Ground Floor Apartment
- Well proportioned accommodation
- Well tended communal grounds
- Security Entry System
- Sought after development
- Clydebank amenities within 10-15 minutes walk
- Gas Central Heating & Double Glazing



**TOTAL: 979 sq. ft, 91 m2**  
 1st floor: 979 sq. ft, 91 m2  
 EXCLUDED AREAS: STORAGE: 23 sq. ft, 2 m2, UNDEFINED: 8 sq. ft, 1 m2, WALLS: 67 sq. ft, 6 m2

Floor Plan Created By Elite Media Limited



## 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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