



2 Bedrooms

Flat

Fixed Price

£129,000

Located in

Clydebank



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## 2 Limetree Drive

Clydebank | | G81 3LX



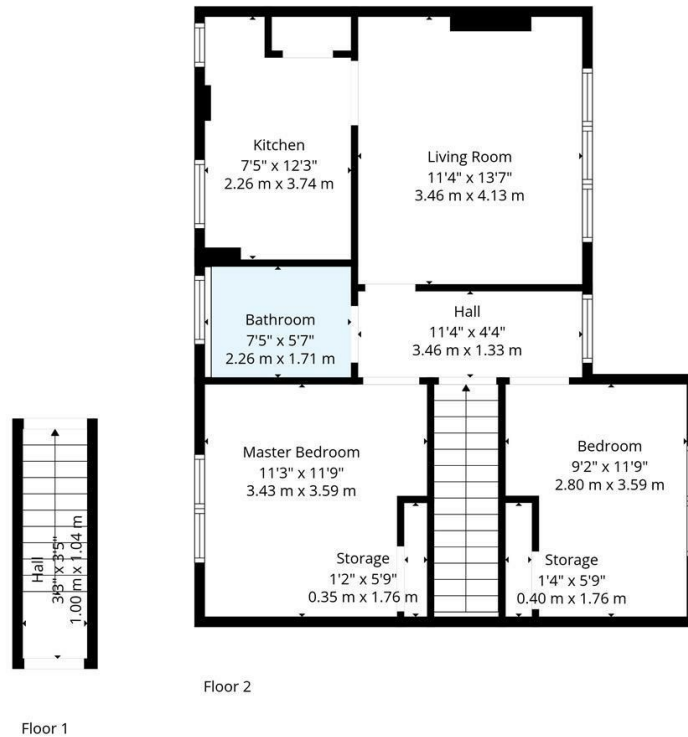
Immaculately Presented 2-Bedroom Upper Cottage Flat with Main Door Access and Private Driveway.

# 2 Limetree Drive

£129,000 Freehold



- Two bedroom upper cottage flat
- Two double bedrooms
- Close to local amenities
- Private driveway
- Garden with decked area



**TOTAL: 665 sq. ft, 62 m<sup>2</sup>**  
 BELOW GRADE: 38 sq. ft, 4 m<sup>2</sup>, FLOOR 2: 627 sq. ft, 58 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 15 sq. ft, 2 m<sup>2</sup>, WALLS: 71 sq. ft, 6 m<sup>2</sup>

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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