



2 Bedrooms

Flat

£79,000

Located in

Clydebank



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



4 Wood Quadrant

Clydebank | | G81 1AP



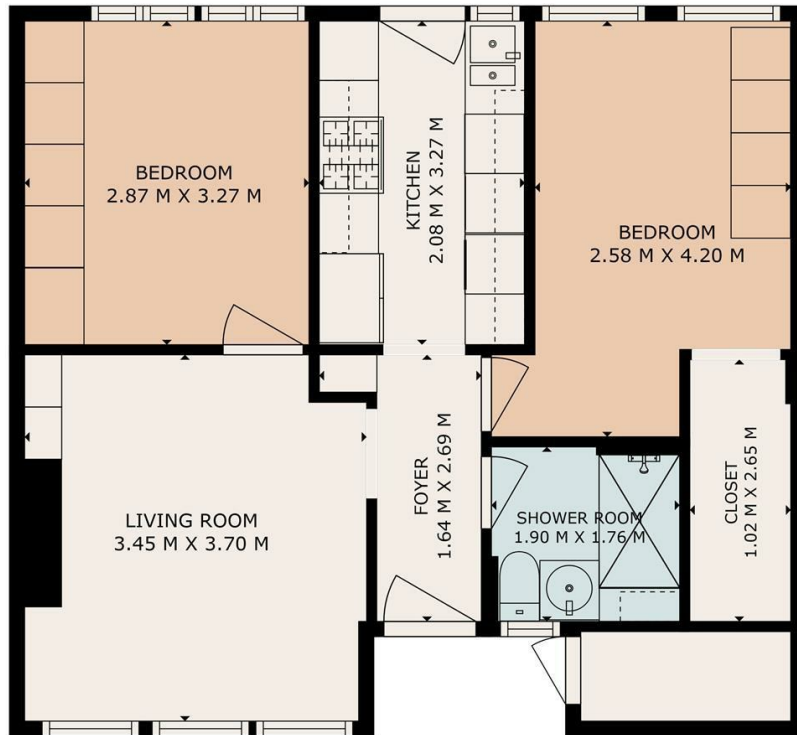
Presented in walk-in condition, this beautifully upgraded 2 bedroom lower cottage flat offers a fantastic opportunity for first-time buyers, downsizers, or buy-to-let investors alike.

4 Wood Quadrant

£79,000 Freehold



- Bright front-facing lounge
- Modern fitted kitchen with integrated appliances
- Two well-proportioned bedrooms
- Recently upgraded shower room with quality fittings



TOTAL: 52 m²
FLOOR 1: 52 m²

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) 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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