



2 Bedrooms

Flat

Offers Over

£119,000

Located in

Clydebank



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# 43 Maple Drive

Clydebank | | G81 3SD

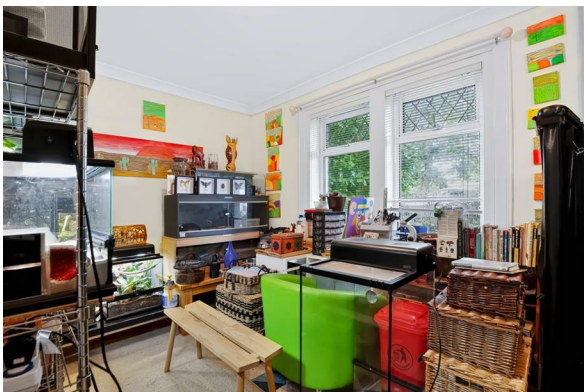
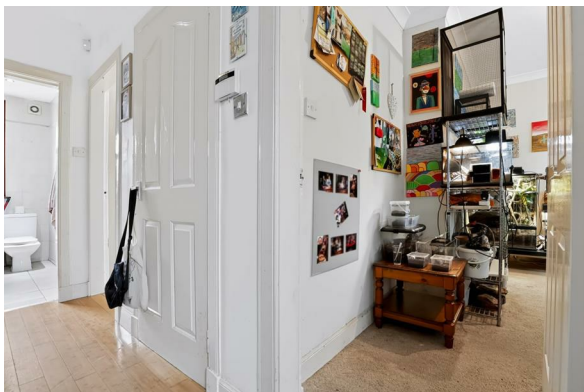


Sought after two bedroom front and back door lower cottage flat with private front and back gardens situated within the popular Parkhall/Clydebank locality and is within walking distance from a host of amenities and public transport links.



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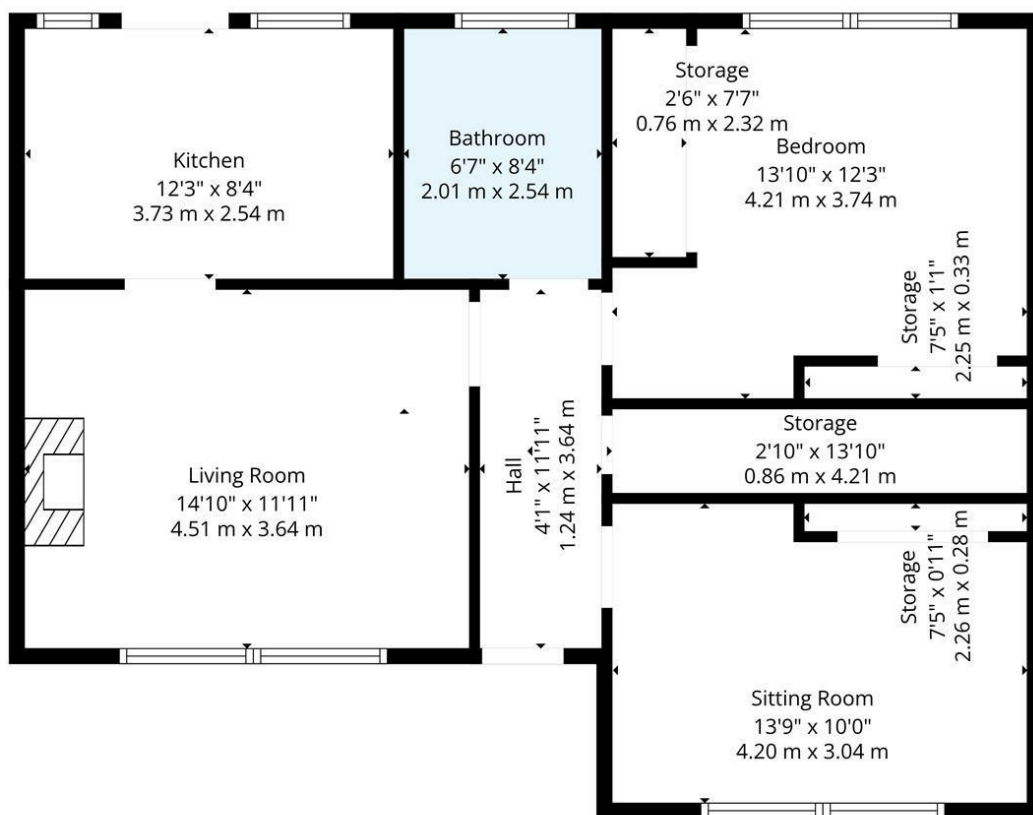
£119,000 Freehold



Council Tax Band B  
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 |           |



**TOTAL: 680 sq. ft, 63 m<sup>2</sup>**  
1st floor: 680 sq. ft, 63 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 77 sq. ft, 8 m<sup>2</sup>, WALLS: 61 sq. ft, 5 m<sup>2</sup>

Floor Plan Created By Elite Media Limited



130 High Street West Dunbartonshire  
G82 1PQ



[enquiries@caledoniabureau.co.uk](mailto:enquiries@caledoniabureau.co.uk)

0333 241 3333

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