



3 Bedrooms

House

Offers Over

£215,000

Located in

Clydebank



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



45 Clarence Crescent

Clydebank | | G81 2DP



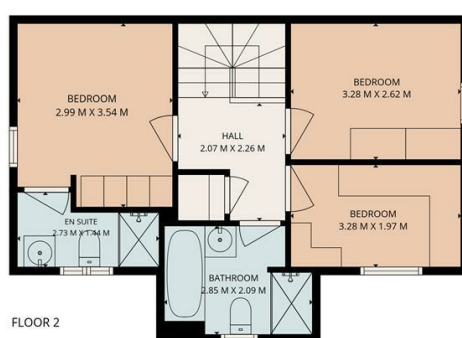
A beautifully presented three bedroom end terraced villa within a sought after landscaped development by Barratt Homes. This style offers fantastic accommodation for the young family which must be viewed to be appreciated.

45 Clarence Crescent

£215,000 Freehold



- Three bedroom house
- Modern kitchen
- Great sized plot
- Master bedroom with en suite
- Immaculate condition
- Private driveway
- Garden with patio area



TOTAL: 88 m²
 FLOOR 1: 44 m², FLOOR 2: 44 m²
 EXCLUDED AREAS: WALLS: 8 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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