



3 Bedrooms

House - Semi-Detached

Fixed Price

£215,000

Located in

Clydebank



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



# 84 Breval Crescent

Clydebank | | G81 6LS



\*\*\* HOME REPORT £215,000 \*\*\* Popular styled family home in sought after Duntocher address, this attractive three-bedroom semi-detached villa presents an excellent opportunity for buyers seeking a comfortable long-term home.

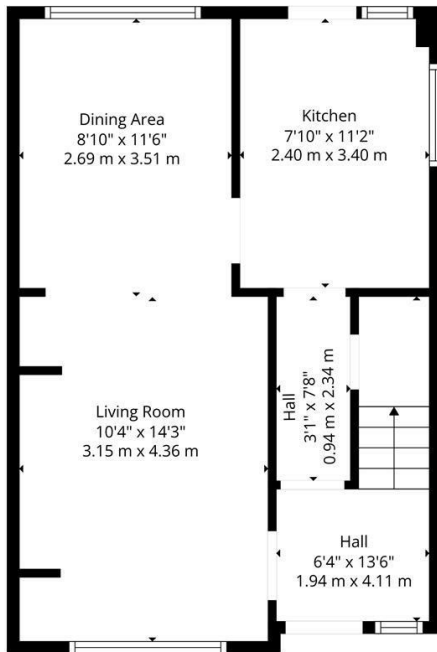
The property enjoys a pleasant position with private gardens, driveway parking and a garage, while benefiting from excellent connectivity to local amenities and transport links.

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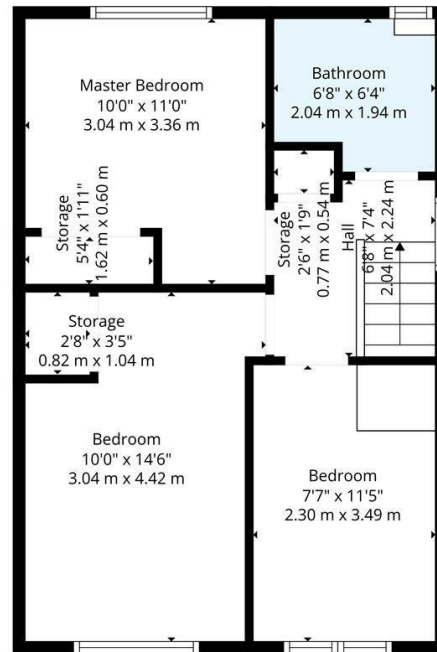
£215,000 Freehold



- Early Viewing Recommended
- Double Glazing & Gas Central Heating
- Driveway to garage
- Popular address within Duntocher
- Excellent public transport links
- Split level gardens
- Rarely available family home.
- Semi Detached Villa



1st Floor



2nd Floor



**TOTAL: 850 sq. ft, 79 m2**  
1st floor: 435 sq. ft, 40 m2, 2nd floor: 415 sq. ft, 39 m2  
EXCLUDED AREAS: STORAGE: 26 sq. ft, 2 m2, WALLS: 87 sq. ft, 7 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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