



4 Bedrooms

House - Detached

Fixed Price

£330,000

Located in

Clydebank



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# 39 Queen Mary Crescent

Clydebank | | G81 2AD

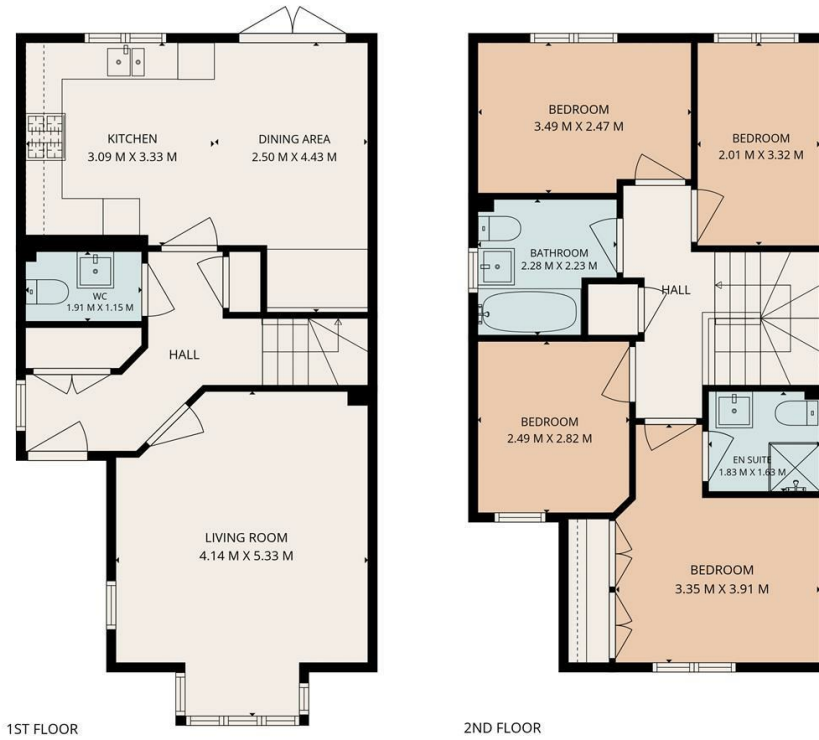


\*\*\* FIXED PRICE HOME REPORT VALUE \*\*\* This beautifully presented four-bedroom detached villa, built by Miller Homes, has been upgraded to create a stunning family home, finished to an exceptional standard both internally and externally.

# 39 Queen Mary Crescent

£330,000 Freehold





1ST FLOOR

2ND FLOOR



**TOTAL: 107 m2**  
 1st floor: 54 m2, 2nd floor: 53 m2  
 EXCLUDED AREAS: OPEN TO BELOW: 0 m2, WALLS: 10 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) <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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