

3 Bedrooms

House - Semi-Detached

Offers Over

£129,995

Located in

Clydebank



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



# 186 Second Avenue

Clydebank | | G81 3LE



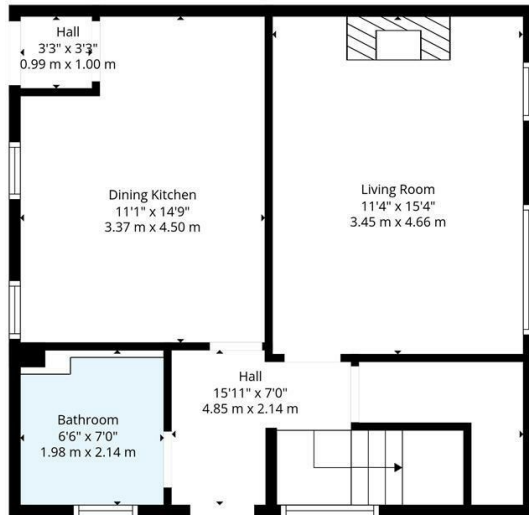
\*\*\* CASH ONLY PURCHASE \*\*\* Rarely available and generously proportioned, this semi-detached villa is situated within a sought-after and convenient residential area.

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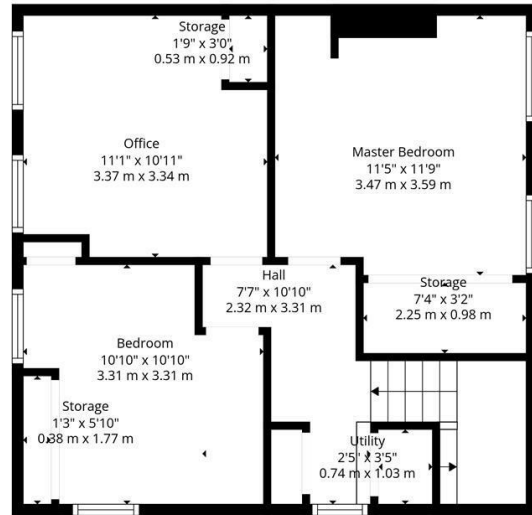
£129,995 Freehold



- Rarely Available Semi Detached Villa
- Fantastic Room Sizes
- Three double bedrooms
- Front And Rear Gardens
- Driveway with single garage



1st Floor



2nd Floor



**TOTAL: 963 sq. ft, 90 m2**  
 1st floor: 504 sq. ft, 47 m2, 2nd floor: 459 sq. ft, 43 m2  
 EXCLUDED AREAS: STORAGE: 36 sq. ft, 3 m2, UTILITY: 8 sq. ft, 1 m2, WALLS: 91 sq. ft, 8 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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