



3 Bedrooms

House - End Terrace

Offers Over

£220,000

Located in

Clydebank



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



12 Millburn Avenue

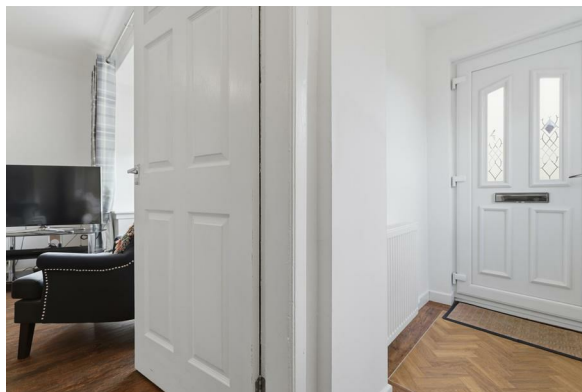
Clydebank | | G81 1EW



Thoughtfully extended three bedroom end terrace villa occupying a generous corner plot offering ideal family accommodation with downstairs master bedroom and ensuite along with additional public room. It also has the added advantage of Driveway and detached garage to rear.

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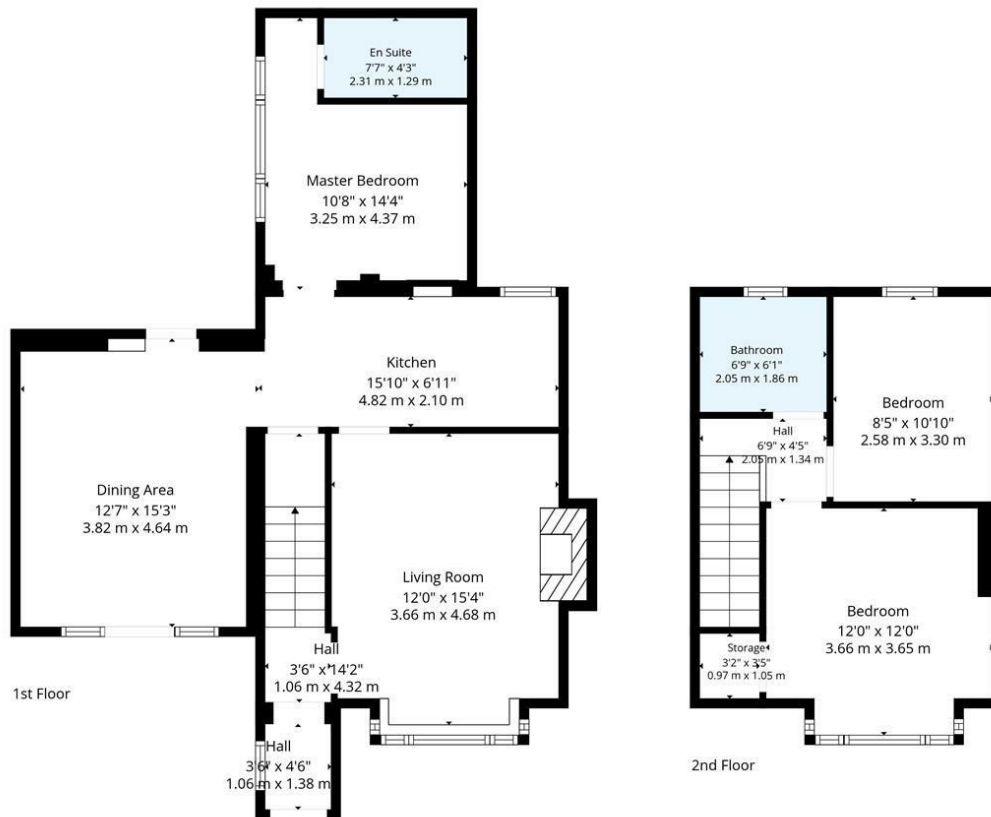
£220,000 Freehold



Council Tax Band E
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: 1051 sq. ft, 98 m²
 1st floor: 719 sq. ft, 67 m², 2nd floor: 332 sq. ft, 31 m²
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m², STORAGE: 11 sq. ft, 1 m², WALLS: 99 sq. ft, 9 m²

Floor Plan Created By Elite Media Limited



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