



Birch Road | | Clydebank | G81 3PD

Offers over £129,000

pattison & co

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Nestled in the sought-after area of Birch Road, Clydebank, this charming two-bedroom upper cottage flat offers a delightful blend of comfort and modern living.

- 2 spacious bedrooms
- Upper cottage flat
- Close to transport links
- Private front and back grounds
- Popular Clydebank location
- Viewing recommended



Basement 1

1st Floor

Total: 805 sq. Ft. 74 m2
Basement 1: 57 sq. Ft. 5 M2, 1st Floor: 748 sq. Ft. 69 m2
Excluded Areas: Walls: 71 sq. Ft. 6 m2

Illustrative Purpose Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.

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	73	74
	EU Directive 2002/91/EC	

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