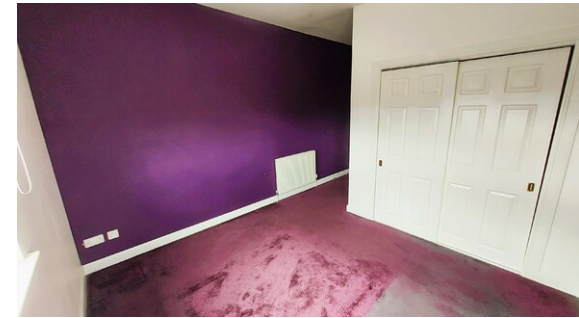




**source**  
property

**2 Bedroom Apartment / Flat**  
**21 Miller Street, Flat 2/1**  
Clydebank, G81 1UP

**O/O £123,995**  
[www.sourceproperty.net](http://www.sourceproperty.net)



## 21 Miller Street, Flat 2/1, Clydebank, G81 1UP

**Modern 2 Bed Top floor flat with bright and spacious accommodation. The property comprises: 2 DOUBLE Bedrooms both with Built in Wardrobes and master with En-suite, good sized lounge, fitted Kitchen and Bathroom.**

**This outstanding property is further enhanced by Gas central heating, double glazed windows, secured door entry system, Private Residents and visitor parking and excellent location for all amenities and transport links within walking distance.**

**EPC RATING - B**

**Council Tax Band - D**

**Living room - 5.23m x 4.14m**

**Kitchen - 4.14m x 2.62m**

**Bedroom 1 - 4.75m x 3.53m**

**Ensuite - 2.01m x 1.68m**

**Bedroom 2 - 3.53m x 3.51m**

**Bathroom - 2.11m x 2.01m**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(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>		
<i>Not energy efficient - higher running costs</i>		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

