



2 Bedroom Apartment / Flat
31 Whin Street
Clydebank, G81 3JD

£112,995

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Well presented lower cottage flat, that **MUST** be viewed, comprising: Entrance Hall, Lounge, Fitted Kitchen, **TWO DOUBLE** Bedrooms (Main bedroom currently split to offer additional flexibility but can be returned to original floorplan) and Modern Bathroom.

This excellent property is further enhanced by Double Glazing, Gas Central Heating, Plentiful storage, front & rear garden grounds and multi car driveway. The property is well positioned for all Local amenities, including schooling, Clyde Shopping Centre and ideal for commuters due to bus, train and road links all in close proximity.

EPC RATING- C
Council Tax Band - B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

