



Birch Road | | Clydebank | G81 3PD

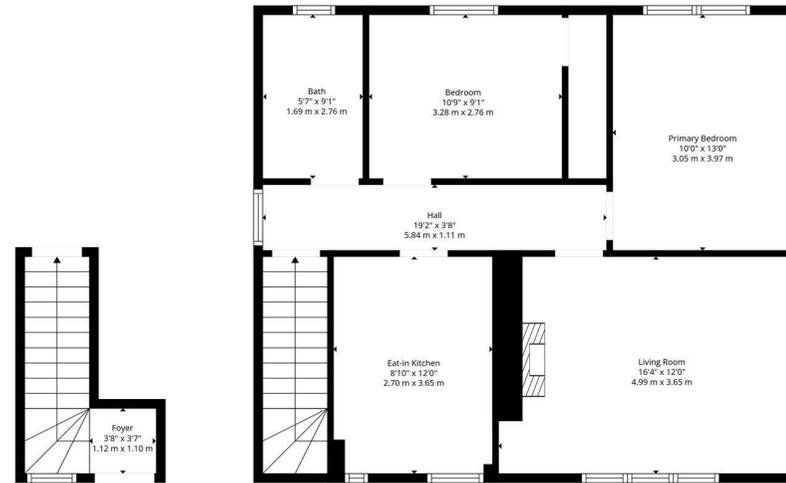
Offers over £129,000

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



**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 Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

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