



source
property

2 Bedroom Apartment / Flat
9 Ash Road
Clydebank, G81 3PT

£68,995

www.sourceproperty.net



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*****HOME REPORT AVAILABLE AT BOTTOM OF THIS DESCRIPTION*****

Upper Cottage Flat in popular location comprising: Entrance Hall, Lounge, Kitchen, TWO DOUBLE Bedrooms and Bathroom.

The property requires COMPLETE modernisation and is a CASH PURCHASE ONLY - the price reflects this.

The property also has Double Glazing, on street parking and rear & side garden grounds.

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.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

Council tax band : C

EPC Rating : F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	23	
(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		
(55-68) D		
(39-54) E		54
(21-38) F	34	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

