



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.83m (15'10") x 4.09m (13'5")
Kitchen	3.77m (12'4") x 2.35m (7'9")
Bedroom 1	4.84m (15'11") x 2.97m (9'9")
Bedroom 2	3.51m (11'6") x 3.45m (11'4")
Shower Room	2.36m (7'9") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

EPC Rating: C

# 118 Canberra Avenue

CLYDEBANK, WEST DUNBARTONSHIRE, G81 4LW