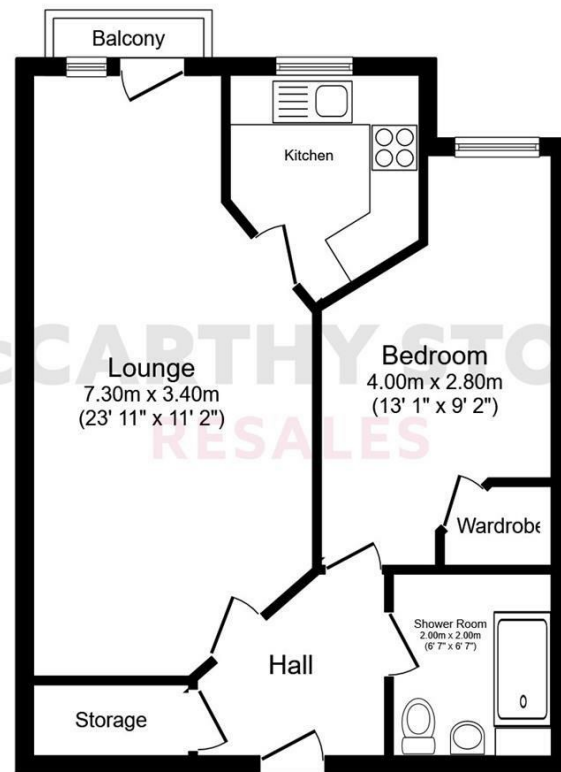


McCARTHY STONE RESALES

31 RIVERWOOD 101 CRAIGDHU ROAD, GLASGOW, G62 7AD



Total floor area 50.5 sq.m. (544 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: D

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | 82 | 89 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | 81 | 83 |
| EU Directive 2002/91/EC | | | |



Bright and spacious second floor one bed apartment with balcony and pleasant south easterly aspect. Located to the rear of the development surrounded by attractive landscaped grounds with sun terrace and courtyard seating area.

PRICE REDUCTION
FIXED PRICE £200,000 FREEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

McCARTHY STONE RESALES

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RIVERWOOD, 101 CRAIGDHU ROAD,

1 BED | FIXED PRICE £200,000

LOCAL AREA

Milngavie is a highly desirable residential area situated at the north-western edge of Greater Glasgow in the valley of the River Allander. The town is known for its enviable location, only six miles from Glasgow City Centre, while also boasting easy access to the rugged rural landscape, including the Campsie Fells to the North, and Kilpatrick Hills to the West. There are many beautiful outdoor spaces in and around Milngavie, including Lennox Park, Milngavie reservoirs, and Tannoch Loch, which are home to an abundance of native plants and wildlife. Mugdock Country Park is approximately 2 miles away, a popular visitor attraction with picturesque walks featuring lochs, woodland and moorland, as well as a historic castle.

The pedestrianised town centre of Milngavie is only 0.5 miles away from the development, where you will find local amenities such as a Post Office, banks and pharmacies, as well as shops, restaurants and cafes. Regular bus and train services connect Milngavie to Glasgow, Edinburgh, Motherwell, Kirkintilloch, and a number of other destinations. The development is conveniently located only 0.3 miles from a bus stop, which runs services to Glasgow and Kirkintilloch. In the town centre of Milngavie, which is less than a mile from the complex, there are a number of supermarkets including Tesco, Waitrose and M&S Simply Food. In Milngavie you'll also find cafes, pubs, restaurants, shops, a local library, and a train station which connects to Glasgow in just 22 minutes.

31 RIVERWOOD

Located on the 2nd floor the apartment comprises of the entrance hall, living room leading to a balcony, kitchen, bedroom and shower room with a generous storage cupboard. Electric storage and panel heating provided.

ENTRANCE HALL

Welcoming entrance hall with a handy walk-in storage cupboard/airing cupboard. There is a 24-hour emergency response pull cord system with pendants provided.

There are illuminated light switches, a smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM

Lovely bright and airy living room benefitting a balcony with a south easterly aspect with pleasant open view. The spacious living room can accommodate a small dining table and chairs and there is a feature fire surround with fitted electric fire creating a focal point. The decor is neutral throughout with fitted carpets in the entrance hall, living room and bedroom. There are TV and telephone points, three ceiling light fittings, raised electric power sockets and the partially double glazed door leads onto a separate kitchen.

KITCHEN

Contemporary fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, under pelmet lighting and fitted roller blind.

BEDROOM

Good sized double bedroom with walk-in wardrobe and ample room for free standing bedroom furniture. There is a wall mounted electric heater, several electric sockets, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of a generous walk-in shower with hand rails and shower screen, WC, vanity unit with sink and illuminated mirror above. Wall mounted towel rail completes the shower room.

SERVICE CHARGE

- Cleaning of communal and external windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- 1% Contingency fee payable upon Resale

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge is £2,145.72 per annum for the year ending 31st Aug 2024

PRIVATE PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

INCLUSIONS

Fitted carpets, curtains, roller blind in the kitchen, light fittings and integrated appliances.

