



4 Bedrooms

House - Detached

Offers Over

£395,000

Located in

Cardross



<https://www.caledoniabureau.co.uk/>



# 14 Braid Avenue

Cardross | | G82 5QF



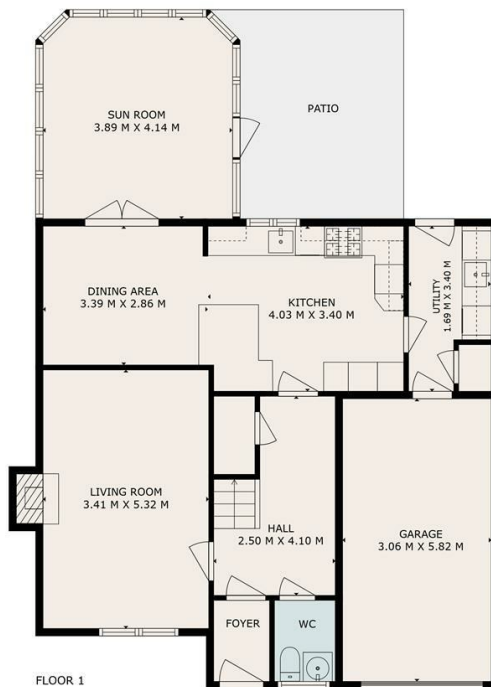
Built in 2004 by Cala Homes, this impressive Detached Villa is situated in the quiet yet conveniently located and much admired 'Fairways' development of Cardross. A truly attractive property in immaculate condition, quietly positioned at the end of a cul-de-sac.

# 14 Braid Avenue

£395,000 Freehold



- Modern Detached Villa
- Modern Dining Kitchen
- Utility Room and Downstairs WC
- Master with En-Suite Shower Room
- Tastefully Decorated Throughout
- Stunning Lounge with Feature Fire Surround
- Sun Room
- Four Double Bedrooms all with In-Built Storage
- Landscaped South Facing Gardens
- Early Viewing Essential!!



**TOTAL: 154 m<sup>2</sup>**  
 FLOOR 1: 79 m<sup>2</sup>, FLOOR 2: 75 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 18 m<sup>2</sup>, PATIO: 15 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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