



... a second generation
family business



CARDROSS, Flat 10, 2 Braid Avenue, Cardross, G82 5QF

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ENJOYING A FABULOUS LOCATION WITHIN THIS CONSERVATION VILLAGE AT THE ENTRANCE TO THE GOLF CLUB THIS LUXURY TWO BEDROOM APARTMENT BY CALA HOMES BUILT 2003 OFFERS ATTRACTIVE SPACIOUS WELL PROPORTIONED AND PRESENTED ACCOMODATION WITHIN EASY REACH OF DUMBARTON AND HELENSBURGH.

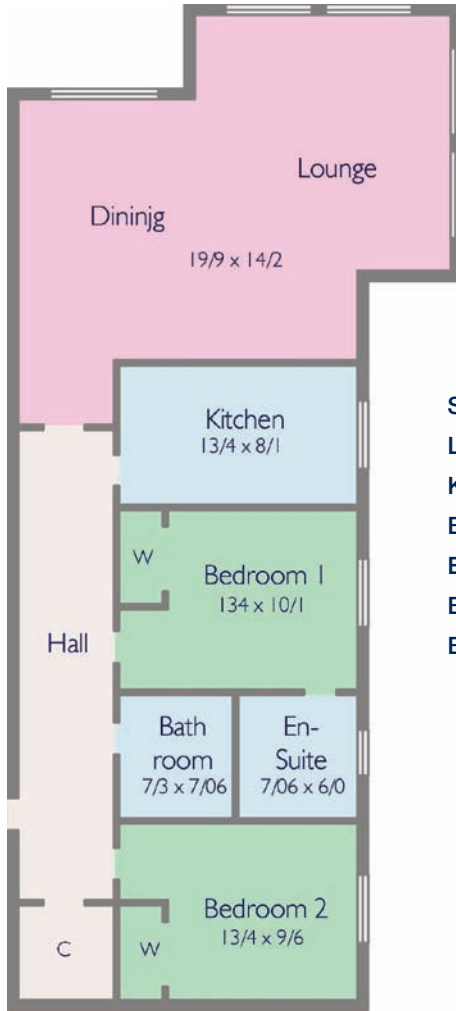
ACCOMMODATION ON THE SECOND FLOOR COMPRISES SECURE ENTRY, ENTRANCE HALLWAY, LOUNGE/DINING ROOM, KITCHEN, TWO BEDROOMS (MASTER EN-SUITE) AND FAMILY BATHROOM.

OUTSIDE THE GARDENS ARE COMMUNAL AND WELL MAINTAINED WITH AMPLE PARKING.









Secure Entrance Communal Hallway

Lounge	19'9" x 14'2"
Kitchen	13'4" x 8'1"
Bedroom One	13'4" x 10'1"
En-Suite	7'06" x 6'0"
Bedroom Two	13'4" x 9'6"
Bathroom	7'06" x 7'3"

Price

Offers OVER £152,500 should be submitted in Scottish legal form to the Sole Selling Agents, G&S Properties, Exchange House, 50 Drymen Road, Bearsden, G61 2RH.

The Home Report can be accessed at:-
www.sellerspack.co.uk
Postcode: G82 5QF

Services

The property is connected to mains water, gas, electricity and drainage. Heating is by means of gas fired central heating system also heating domestic hot water supply. The property benefits from UPVC double glazed sealed units throughout.

Fixtures & Fittings included in the sale:

All fitted floor coverings and blinds. All integrated appliances.

Vendor

Clients of G&S Properties

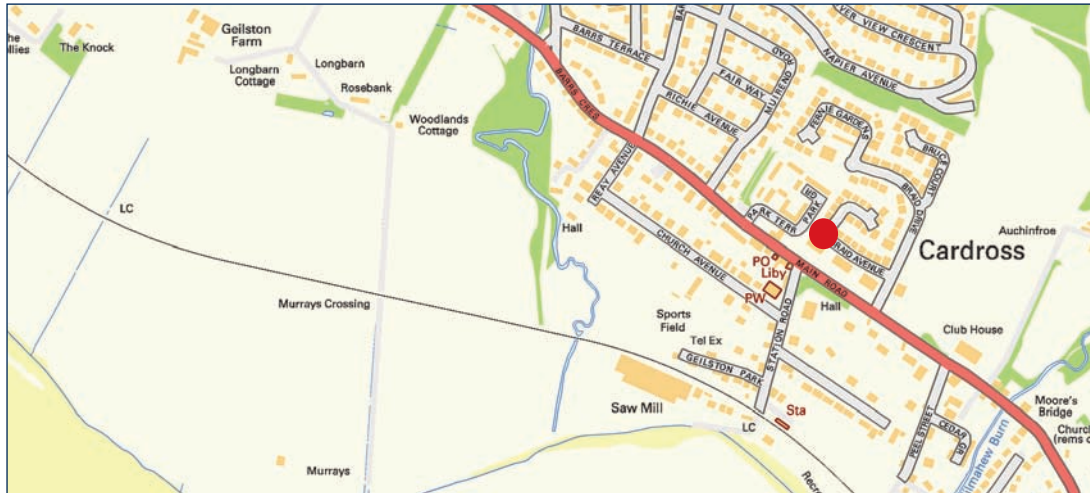
Negotiator

Mark Adams/Anne MacColl

Reference

003488





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Travel Directions

From the Agent's office on Drymen Road head south on Drymen Rd/A809 towards St Germain's, turn right onto Canniesburn Rd, continue onto Drumchapel Rd, Turn left onto Blairdardie Rd, turn left to stay on Blairdardie Rd, take 1st roundabout. Follow A82 to Round Riding Rd in Dumbarton, turn right onto Great Western Rd/A82, at the roundabout, take the 2nd exit and stay on Great Western Rd/A82, at the roundabout, take the 2nd exit onto Dumbarton Rd/A82, continue to follow the A82 for approx. 2.4 miles, take the A814 to Cardross, turn left onto Bonhill Rd/B830 and continue to follow and at the roundabout, take the 3rd exit onto Glasgow Rd/A814, continue to follow for 3.8 miles then turn right onto Braid Dr, then turn right onto Braid Dr number 2 Braid Avenue lies on your left.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested. We have not tested any electrical or other appliance/equipment and purchaser should make their own enquiries. No warranty is given. All sizes are approximate only. Plan is schematic only.

G & S Properties give notice that:

- 1) These particulars do not form any part of an offer or contract.
- 2) They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

Head Office

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...over 40 years of selling &
renting family homes



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