



DETACHED VILLA ON A
SUBSTANTIAL PLOT WITH
DETACHED WORKSHOP /
GARAGE

PREVIOUSLY USED AS A
CATTERY AND NOW OFFERS
AN EXCELLENT SPACE FOR A
BUSINESS VENTURE

Bainfield House, Main Road, Cardross, Dumbarton, G82 5JX

Offers Over £495,000

EVE Property are delighted to bring to the open sales market a truly remarkable detached villa, offering an unparalleled opportunity to acquire a substantial family home with significant residential and business potential. Situated on an extensive plot, with multi vehicle driveway, this property will be extremely popular with those looking to settle in the area and, as such, early viewing is advised.



Property Description

Bainfield House is a residential sanctuary replete with high end fixtures and upgrades. On the grounds is an annexe that successfully operated as Cardross Cattery, and a standalone garage that could be adapted to a workshop, large home office, gym or additional dwelling.

With instant kerb appeal, the light render creates a striking impact. An entrance vestibule with solid wood front door finished in brass furnishings provides ingress to the hallway and immediately sets the tone, with impressive proportions coupled with contemporary decor tones cleverly delineating each space with distinctive types of floor covering and matte shades adorning the walls. Light and bright is a constant theme, with large aspect windows replete - providing swathes of natural illumination across all parts of the property.

The living room is a treat to behold and has ample provision to accommodate various configurations of furniture suites without compromising the sense of space making this a truly wonderful room to relax and entertain in equal measure. The kitchen has been professionally designed and installed to maximise the space fully and to include an utility area. Care and attention to detail and thoughtful inclusions are as standard, and include a wide range of wall and floor mounted cabinetry in gloss black. Tiled splash back and laminate work surfaces give a clean, linear look and finish. The kitchen is equipped with gas range cooker, fridge freezer and dishwasher with the utility area offering space and servicing for a washing machine and tumble dryer.





To the front of the lower level is a dining room which could easily adapt to a bedroom, home office or playroom setting, such is the versatility of the space.

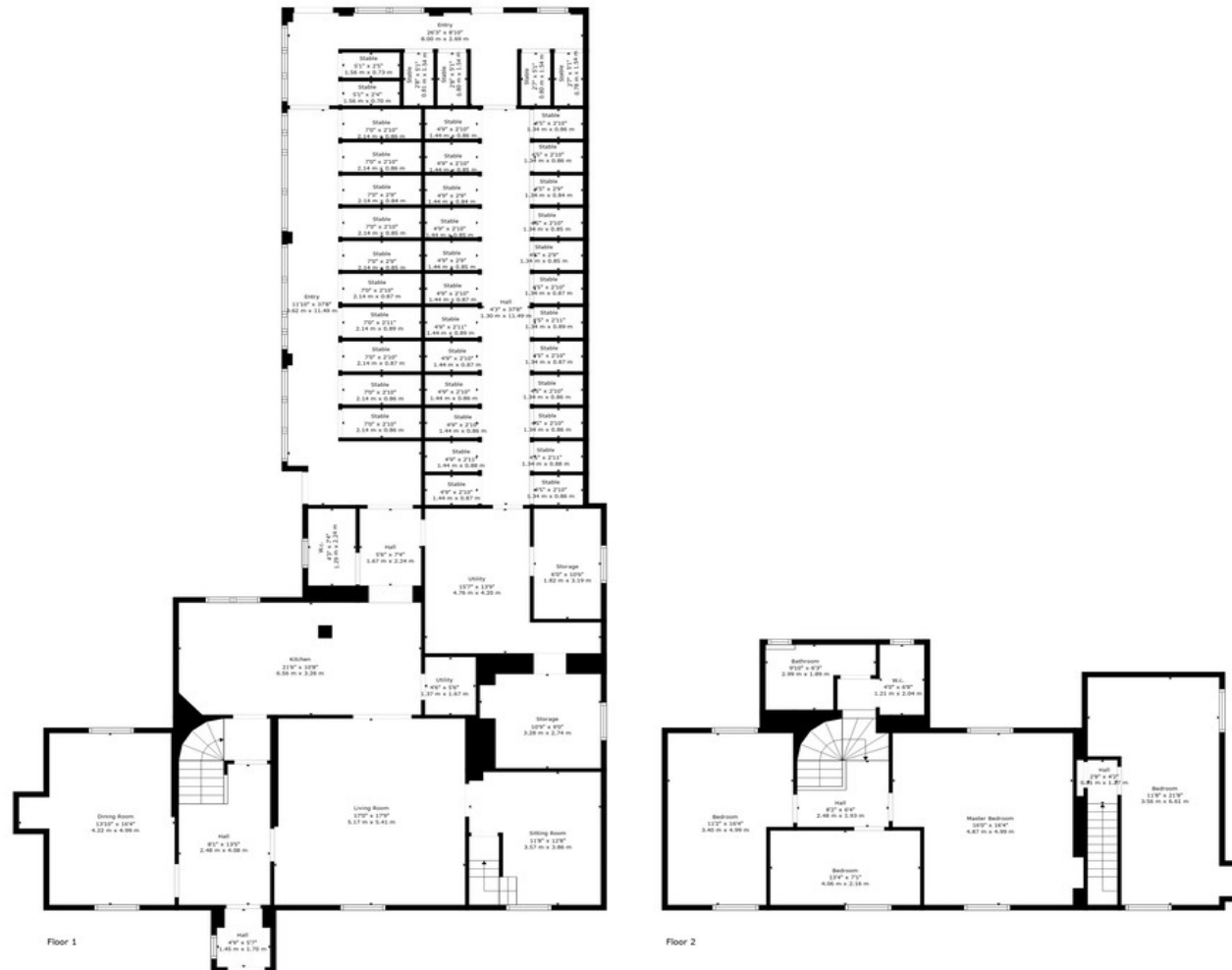
A convenient downstairs w.c is elegant in it's simplicity, with light speckled wall panels and white two piece suite.

There are two staircases leading to the rooms on the upper level. The main staircase of the house hosts the master bedroom as well as two further double rooms, all of which are afforded beautiful views to the front or rear. Decorated in muted tones and hues and fitted with deep pile carpets, each room comes with it's own identity and generous proportions to house modern furnishings without compromising the sense of space. On this level you will find a w/c and bath and shower room. A second staircase at the west side of the house leads to a further double room, with dual aspect windows and modern decoration.

Villas of this scale and stature curated to an exemplary finish are indeed a rare to the market commodity - call our friendly sales team today to index your interest!

Bainfield House is close to a range of local amenities within the Village of Cardross including local shops, food outlets and Cardross Golf Course and Club. The A814 runs through Cardross offering direct road links to Dumbarton, Helensburgh and Faslane Naval Base. The local train station is within walking distance from this property offering direct rail links to Dumbarton, Helensburgh, Glasgow City Centre and Edinburgh. Nearby A82 offers road links to M8 network, Erskine Bridge and Glasgow Airport.





TOTAL: 2874 sq. ft, 267 m²

FLOOR 1: 1886 sq. ft, 175 m², FLOOR 2: 988 sq. ft, 92 m²

EXCLUDED AREAS: STORAGE: 164 sq. ft, 15 m², STABLE: 582 sq. ft, 50 m², WALLS: 361 sq. ft, 26 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



1 Herschell Street, Anniesland,
Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk
0141 255 0020
hello@eve-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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