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Braid Avenue, Cardross , Argyll & Bute . G82 5QF





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Built by Cala Homes in the early 2000's "The Fairways" is a beautiful development home to a mix of luxurious villas and apartments which are positioned adjacent to Cardross Golf Club and sit within a peaceful mature setting.

Offering around 1,700 square foot of living space, 10 Braid Avenue is a fabulous extended four-bedroom detached villa which sits in a lovely quiet pocket of the development. On entering there is a welcoming vestibule and hallway which has access to a useful WC and understairs cupboard. The lounge is positioned to the front and has a feature gas fire and double doors accessing the dining area of the kitchen. The property has the advantage of an additional large reception room (previously the integral garage) which is currently utilised as a family room/home office however would make an ideal fifth bedroom if required. The kitchen/dining room has been transformed in recent years and now offers a superb open plan space of nearly twenty-five feet in length. The kitchen itself is fitted with stylish units and Corian worktops and has a range of good-quality integral appliances including a dishwasher. The dining area has ample space for a large table and chairs with patio doors accessing the garden. Adjoining the kitchen is a well-proportioned utility room which has an additional courtesy door accessing the outside areas.

Upstairs the property has four large double bedrooms all of which have built-in wardrobes and the main has an En-suite shower room. The family bathroom has the advantage of a bath and separate shower cubicle with additional storage available on the landing.

Externally the property sits within a beautiful corner plot which has a variety of mature planting, lawn area and large decking ideal for using in the summer months. To the front is a private driveway offering parking for two vehicles.

EPC Band C
Council Tax Band G



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Measurements

Porch	5' 01" x 3' 07" or 1.55m x 1.09m
Hallway	13' 05" Max x 8' 0" Max or 4.09m Max x 2.44m Max
WC	5' 01" x 4' 0" or 1.55m x 1.22m
Lounge	17' 05" x 11' 03" or 5.31m x 3.43m
Family Room	18' 07" Max x 9' 11" Max or 5.66m Max x 3.02m Max
Kitchen	13' 02" Max x 11' 02" Max or 4.01m Max x 3.40m Max
Dining Room	10' 05" x 9' 01" or 3.18m x 2.77m
Utility Room	11' 01" Max x 5' 06" Max or 3.38m Max x 1.68m Max
Landing	13' 04" Max x 10' 0" Max or 4.06m Max x 3.05m Max
Bedroom 1	14' 04" x 11' 05" or 4.37m x 3.48m
En Suite	6' 06" Max x 6' 05" Max or 1.98m Max x 1.96m Max
Bedroom 2	11' 07" x 10' 06" or 3.53m x 3.20m
Bedroom 3	11' 07" x 10' 06" or 3.53m x 3.20m
Bedroom 4	10' 01" x 7' 10" or 3.07m x 2.39m

Contact our office for further details



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NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by January 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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**McArthur
Stanton**
Letting & Estate Agents