

# McArthur Stanton

Letting & Estate Agents



**2 ARDENVOHR, MAIN ROAD, CARDROSS, G82 5LE**

**OFFERS OVER £220,000**

[www.mcarthurstanton.co.uk](http://www.mcarthurstanton.co.uk)





Great opportunity to purchase this immediately impressive ground floor flat. Situated within the popular village of Cardross directly opposite the renowned Golf Club.

Cardross is a village located between Dumbarton and Helensburgh. There is a good selection of local amenities within the village including local shops catering for all day to day requirements. Schooling is available locally at preschool and primary school levels with secondary level education available towards Helensburgh within Hermitage Academy. Public transport services locally are excellent and include the Cardross Railway Station which has direct links to both Glasgow Queen Street and Edinburgh Waverley. There are a variety of recreational pursuits found within the village to include the highly regarded golf course located directly opposite the gates to the property, a local bowling green, tennis and football clubs.

This impressive ground floor flat comprises for entrance hall, cupboard, three bedrooms, two double one single, shower room, dining kitchen, lounge with French doors leading to the private garden ground bound by a wide selection of mature plants, trees and shrubs and primarily laid to lawn. Gas central heating, part double glazing and part secondary glazing.

Externally, the property has a driveway providing access to residents parking area and to the front of the property.

## Measurements

### Entrance Hall

### Lounge

(13' 2" x 16' 6" Min) or (4.02m x 5.02m Min)

### Kitchen

(13' 8" Max x 10' 9" Max) or (4.16m Max x 3.28m Max)

### Bedroom 1

(9' 10" x 13' 0") or (3.00m x 3.97m)

### Bedroom 2

(7' 8" x 13' 5") or (2.34m x 4.10m)

### Bedroom 3

(12' 3" x 10' 8" Max) or (3.74m x 3.26m Max)

### Shower Room



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																																					
Current	Potential	Current	Potential																																				
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



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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 McArthur Stanton. If required, we can arrange for a property market appraisal to be carried out on your existing property.