



Elmford - Plot 2, 4 Croyhill Road, Croy, G65 9BF

Fixed Asking Price £475,000

- ** INCENTIVE: 5% DEPOSIT PAID ** PART EXCHANGE AVAILABLE**
- Spacious Formal Lounge
- Master Bedroom Ensuite - Bed 2 also Ensuite
- 10 Year Structural NHBC Warranty

- Incentives Available
- Tasteful Open Plan Kitchen Dining Area
- Utility Room & Downstairs w/c

- Plot 2 -The Elmford - 5 Bedroom Detached with Double Garage
- Exceptional Level Plot, Turfed
- 2 Year Customer Care Warranty

4 Croyhill Road, Croy G65 9BF

**** INCENTIVE: 5% DEPOSIT PAID ** PART EXCHANGE AVAILABLE****

Miller Homes - Constarry Gardens Croy

A Luxury Residential Development - The Elmford extends to 1,510sq ft, finished to an exceptional specification throughout. Conveniently located close to all local amenities and fabulous transportation links, whilst being surrounded by spectacular countryside. Individual appointments on request only with a dedicated & experienced on site sales agent. Further Plots/House Styles are Available - Call for further details 01417751050.



Council Tax Band:



**** INCENTIVE: 5% DEPOSIT PAID ** PART EXCHANGE AVAILABLE****

Just 25 minutes drive from Glasgow City Centre and conveniently positioned for travel throughout the central belt, this prestigious development boasts a selection of executive family properties within a superb location close to the train station in the village of Croy.

The Elmford is an executive property, extending to 1,510 sq ft. This substantial 5 bedroom family home provides excellent family accommodation over two levels catering for the rigours of family life. The front facing reception lounge flows through to the open plan dining kitchen area with utility and w/c off.

Two of the five bedrooms benefit from ensuite shower facilities.

Plot 2 comes with an number of attractive benefits including, fitted blinds, light fittings, turfed garden ground, integrated appliances, up-graded kitchen, fitted carpets, outside tap and a 3% contribution towards the deposit. * Terms and conditions apply

INCENTIVES AVAILABLE:

Garden Turfed;

Selected Appliances included;

Upgraded Kitchen;

Part Exchange;

5% Deposit Paid;

Blinds to selected rooms - Ask for details;

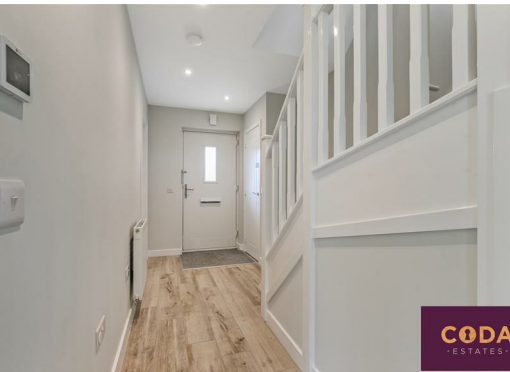
*Terms and conditions apply.

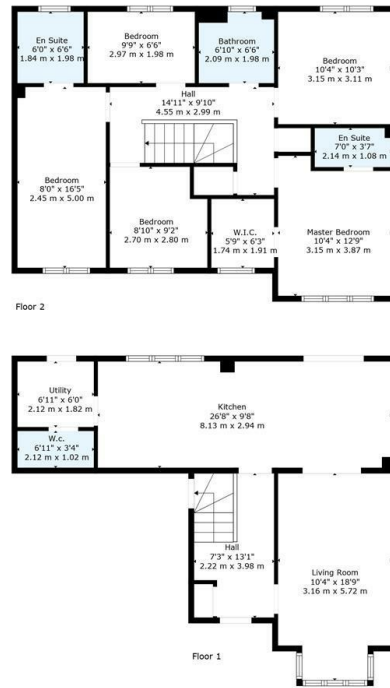
The Elmford - Plot 2 & 42 also available

Viewings To Site : Arranged Strictly By Appointment

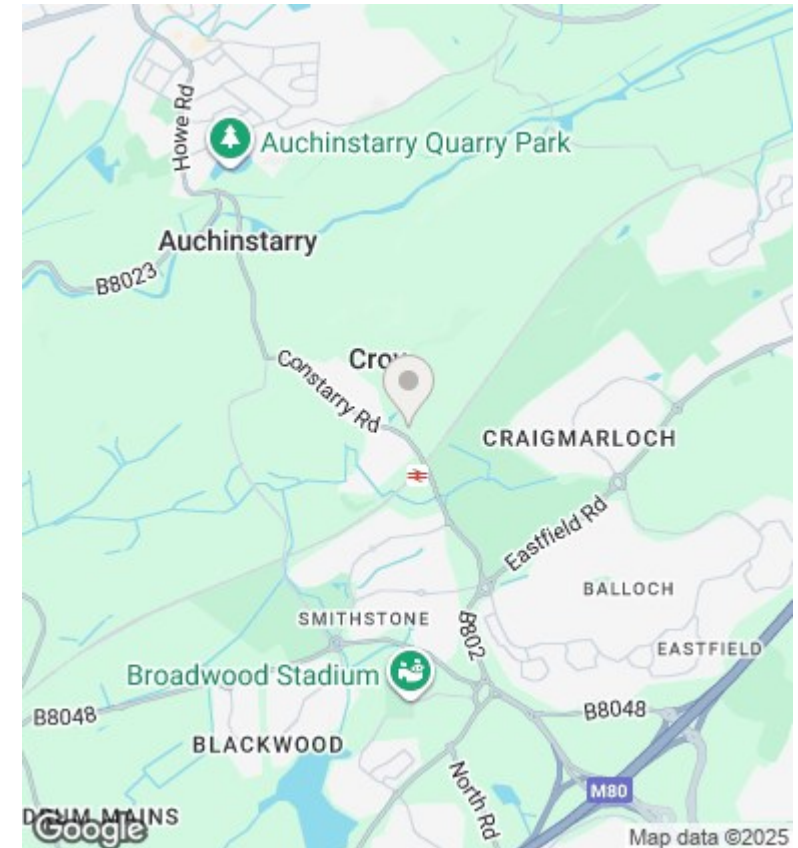
CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







TOTAL: 1390 sq. ft, 129 m²
 BELOW GROUND: 575 sq. ft, 53 m², FLOOR 2: 815 sq. ft, 76 m²
 EXCLUDED AREAS: UTILITY: 41 sq. ft, 4 m², WALLS: 125 sq. ft, 11 m²
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

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