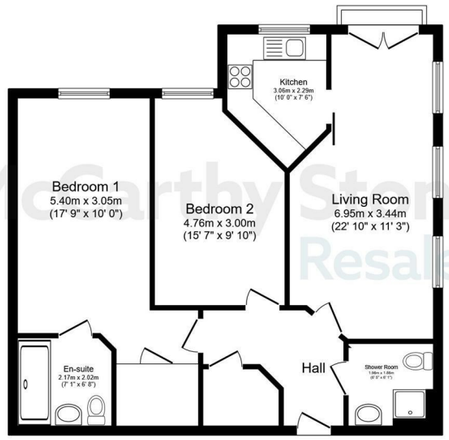
Excellent

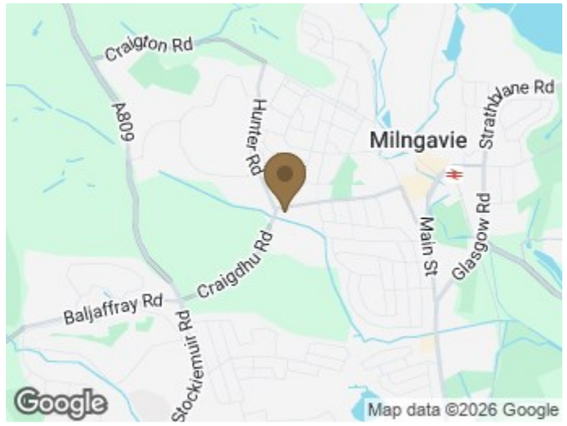
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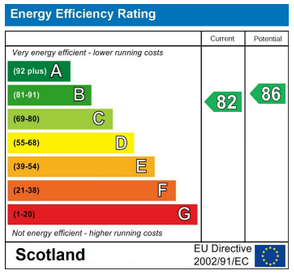
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Resales.

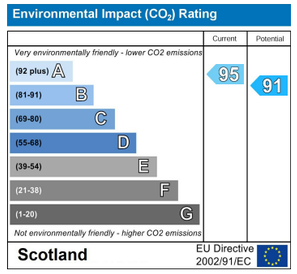


Total floor area 78.8 sq.m. (849 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







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Registered in England and Wales No. 10716544

The Property Ombudsman







23 Riverwood

101 Craigdhu Road, Glasgow, G62 7AD

2 | 2 | Council Tax: E

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 23 Riverwood could be the ideal place for you. Contact our team to arrange an appointment to view.

Fixed Price £299,000
Freehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Key Features

- ***FIXED PRICE**** Superb two bed retirement apartment located on the first floor with easy access to the communal facilties on offer
- House Manager on duty Monday to Friday
- Retirement Living in the vibrant town of Milngavie
- Beautiful residents' lounge for social activities and organised coffee mornings
- Excellent sun terrace from the lounge
- 24 Hour emergency care-line with pendants provided
- Lift to all floors
- Guest Suite with minimal payment for family and friends
- Transport links to surrounding towns and villages
- Private Residents' parking (permit scheme)

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Riverwood, Glasgow

2 | 2 | Fixed Price £299,000

Summary

Exclusively for those over 60, our McCarthy Stone Retirement Living development in the charming town of Milngavie is located close to local amenities and transport links. With 20 one-bedroom apartments and 29 two-bedroom apartments available on the property, residents will be a part of a close-knit community. Security is ensured throughout with intruder alarms, camera entry system and fire detection equipment in all homes and communal areas. The development benefits from an on-site house manager covering Monday to Friday and there is also a 24-hour call system for residents and pendants provided. Every high quality apartment is fitted with double glazed windows for warmth and energy efficiency and features a fully fitted kitchen with an oven and hob. Apartments also include walk-in wardrobes to the master bedroom. At Riverwood you'll have access to the whole complex, including the beautiful communal lounge, landscaped gardens, on-site car parking for permit holders and additionally the guest suite for overnight visitors for a fee subject to availability.

It is a condition of purchase that single occupants must meet the age requirements of 60 years, in an event of a couple the second person must be over the age of 55 years.

Local Area

Milngavie is a highly desirable residential area situated at the north-western edge of Greater Glasgow in the valley of the River Allander. The town is known for its enviable location, only six miles from Glasgow City Centre, while also boasting easy access to the rugged rural landscape, including the Campsie Fells to the North, and Kilpatrick Hills to the West. There are many beautiful outdoor spaces in and around Milngavie, including Lennox Park, Milngavie reservoirs, and Tannoch Loch, which are home to an abundance of native plants and wildlife. Mugdock Country Park is approximately 2 miles away, a popular visitor attraction with picturesque walks featuring lochs, woodland and moorland, as well as a historic castle.
The pedestrianised town centre of Milngavie is only 0.5 miles away from the development, where you will find local amenities such as a Post Office, banks and pharmacies, as well as shops, restaurants and cafes. Regular bus and train services connect Milngavie to Glasgow, Edinburgh, Motherwell, Kirkintilloch, and a number of other destinations. The development is conveniently located only 0.3 miles from a bus stop, which runs services to Glasgow and Kirkintilloch. In the town centre of Milngavie, which is less than a mile from the complex, there are a number of supermarkets including Tesco, Waitrose and M&S Simply Food. In Milngavie you'll also find cafes, pubs, restaurants, shops, a local library, and a train station which connects to Glasgow in just 22 minutes.

23 Riverwood

Apartment 23 is located on the first floor facing onto the communal grounds and Craigdhu Road. Across the corridor is the residents lift accessing all floors, and the stairwell is next to the apartment, providing access onto Craighu Road.

Entrance Hall

Welcoming entrance hall benefits a generous walk-in storage/airing cupboard. The 24-hour emergency response pull cord system is situated in the hall and pendant alarms are also provided, giving peace of mind. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

Living Room

Bright and spacious living room with Juliet balcony. The decor is neutral throughout the apartment with fitted carpets in the living room, hallway and bedrooms, and the roller blinds frame the windows throughout. There are TV and telephone points, ceiling lights, raised electric power sockets and the partial glazed door leads onto a separate kitchen.

Kitchen

Contemporary fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, washing machine and under pelmet lighting.

Primary En-suite

Spacious bedroom which can accommodate a double or twin beds and benefits from a walk-in wardrobe with hanging rails, shelving and storage above. The en-suite shower room has a generous walk-in shower enclosure, WC, vanity unit with illuminated mirror and wall mounted heated towel rail.

Bedroom Two

Another good sized double bedroom with ample room for free standing bedroom furniture. This space could be used utilised as a hobby room or office. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink, and illuminated mirror above.

Inclusions & Additional Notes

Inclusions: Fitted carpets, blinds and integrated appliances. Some items of furniture are available under separate negotiation.

Services provided:

• Full fibre broadband available (Check https://www.openreach.com/fibre-checker/standard-broadband for speeds)
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge

Service Charge is £291.99 per month for the financial year ending 31st Aug 2027

• Cleaning of communal windows
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• 1% Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Residents Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.













