



**McArthur
Stanton**
Letting & Estate Agents

Flat 14

1 Braid Avenue, Cardross, Dumbarton, Argyll And Bute . G82 5QF

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Located within the prestigious "The Fairways" development built by Cala Homes, Flat 14, 1 Braid Avenue is an outstanding two-bedroom top floor apartment that enjoys gorgeous views over Cardross golf course.

Completed in the early 2000's "The Fairways" has established itself as one of the area's most sought-after modern developments and offers a mix of detached villas and luxury apartments with this particular property enjoying a top floor corner position and over 900 square feet of living space all of which is beautifully decorated in neutral tones.

EPC Band B

Council Tax Band F





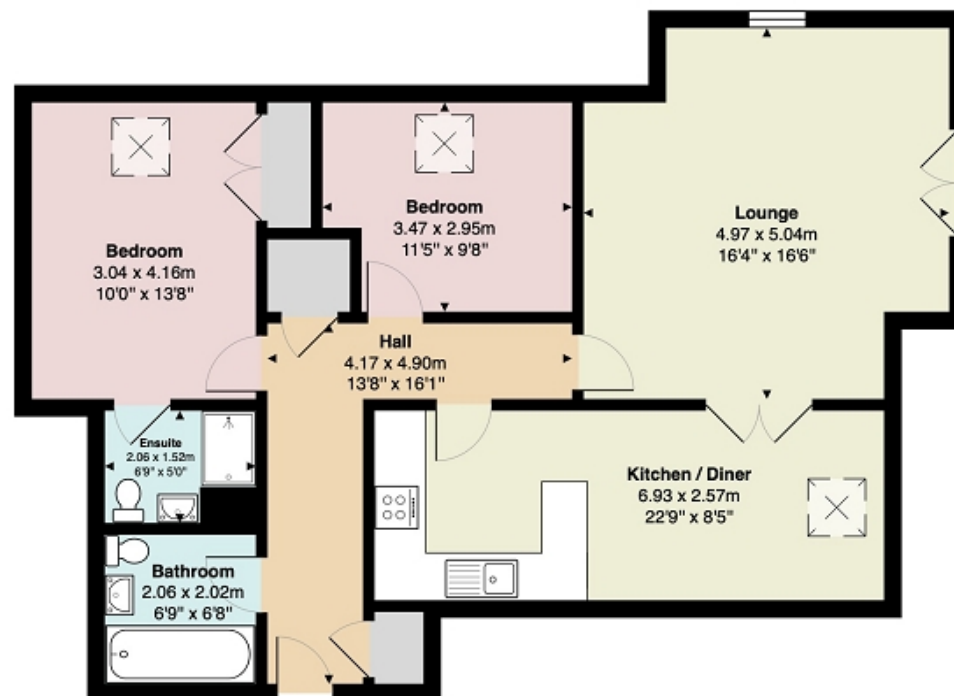
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Measurements

Hallway	16' 01" Max x 13' 08" Max or 4.90m Max x 4.17m Max
Lounge	16' 06" Max x 16' 04" Max or 5.03m Max x 4.98m Max
Kitchen/Diner	22' 09" x 8' 05" or 6.93m x 2.57m
Bedroom 1	13' 08" x 10' 0" or 4.17m x 3.05m
En Suite	6' 09" Max x 5' 0" Max or 2.06m Max x 1.52m Max
Bedroom 2	11' 05" Max x 9' 08" Max or 3.48m Max x 2.95m Max
Bathroom	6' 09" x 6' 08" or 2.06m x 2.03m



All measurements are approximate and for display purposes only

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 August 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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