



**McArthur
Stanton**
Letting & Estate Agents

Flat 4

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

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Located within the picturesque village of Cardross, "The Fairways" is a beautifully maintained development of luxury detached homes and apartments which were built by Cala Homes in the early 2000's.

Flat 4, 1 Braid Avenue is one of the rarest apartments to become available within the development being the largest style and commanding a ground floor position with a private raised terrace. The apartment is vast in size and immaculately presented throughout.

Access to the building is via a secure door entry system with the communal areas being beautiful maintained. On entering the apartment itself there is a welcoming entrance hallway which has two useful store cupboards. The formal lounge enjoys double south facing windows overlooking shared grounds. The apartment has a separate dual aspect dining room which benefits from patio door accessing the private outdoor terrace. The kitchen is fitted with good quality units and worktops and has a full range of integral appliances including a dishwasher.

The apartment has two fabulously proportioned double bedrooms both with built-in wardrobes and the principle having the luxury of an upgraded En-suite shower room. The main bathroom is modern in design with a neutral suite and tiling. The apartment is double glazed and has gas central heating.

Externally the development sits with lovely grounds which are professionally maintained by a Glasgow based factoring company who also organise the common buildings insurance. There is resident's parking at the entrance to the building and ample guest parking available nearby.

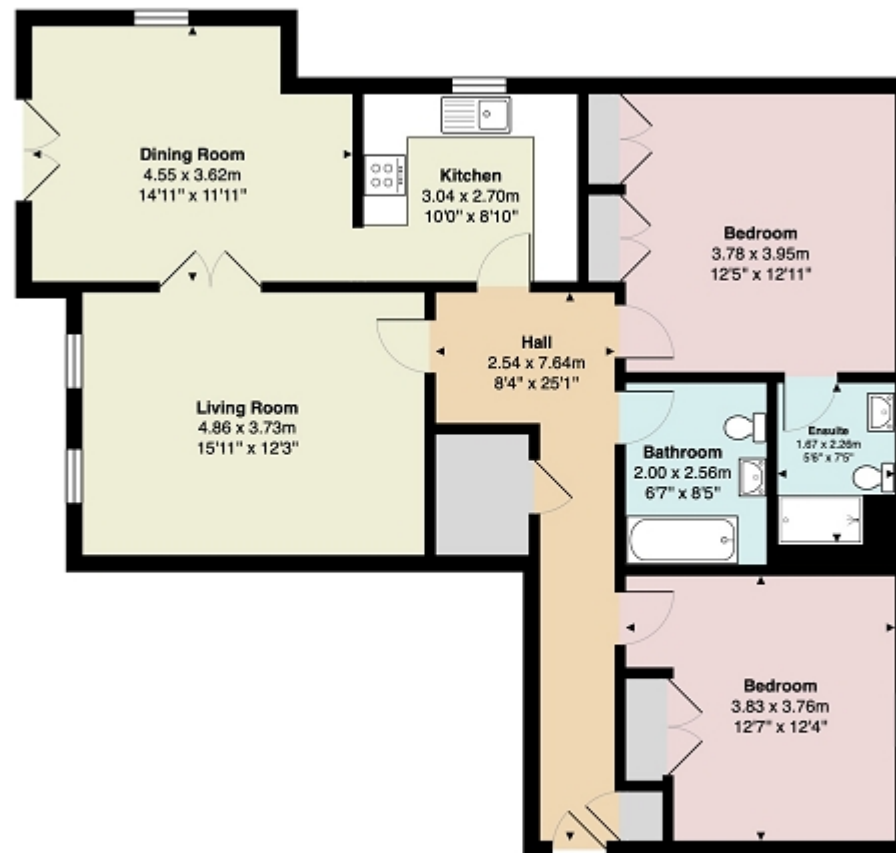
EPC Band C
Council Tax Band F



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

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