Excellent

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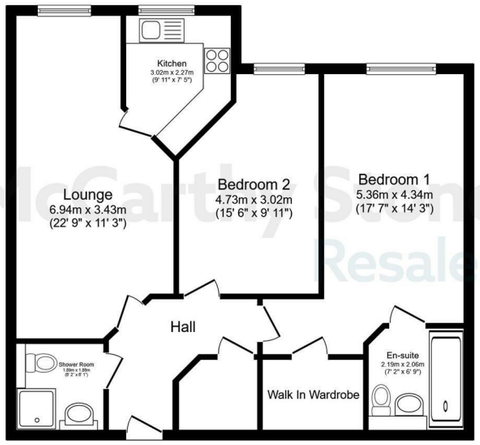
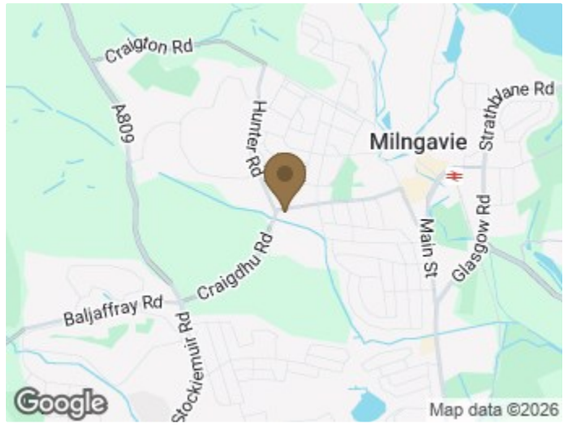
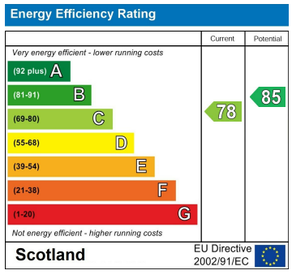
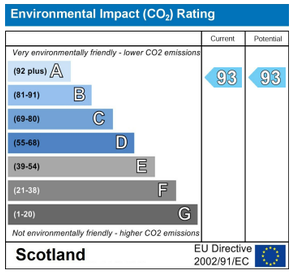


Total floor area 79.6 sq.m. (856 sq.ft.) approx

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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McCarthy & Stone Resales Limited
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

49 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 49 Riverwood could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £290,000
Freehold

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

Key Features

- Third floor retirement apartment with Juliet balcony
- Beautiful residents' lounge
- Communal sun terrace with southerly aspect
- Retirement Living in the town of Milngavie
- 24 Hour emergency care-line
- House manager on duty Monday to Friday
- Guest Suite for family and friends
- Lift to all floors
- Transport links to surrounding towns and villages
- Residents Parking (permit scheme)

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

49 Riverwood, Glasgow

2 | 2 | Offers over £290,000

Riverwood
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.

Apartment Overview
Situated on the third floor and conveniently located close to the lift, Apartment 49 enjoys easy access to the excellent communal facilities, including the homeowners' lounge, sun terrace, and the guest suite, which is also located on the third floor and is ideal for family and friends visiting.

The accommodation comprises a welcoming entrance hall with a generous walk-in storage and airing cupboard. The bright and spacious living room benefits from a Juliet balcony, allowing plenty of natural light to flood the room, while a recessed dining area provides the perfect space for a table and chairs.

The contemporary fitted kitchen features a tiled floor, floor-level heater, stainless steel sink with mixer tap, integrated fridge and freezer, built-in oven, ceramic hob with splashback, extractor hood, under-pelmet lighting, and a decorative blind frames the window.

The generous principal bedroom includes a walk-in wardrobe and an en-suite shower room fitted with a level-access tiled shower enclosure, WC, vanity unit with illuminated mirror, and heated towel rail.

The second bedroom is a well-proportioned double room with ample space for additional furniture and can also be utilised as a dining room, study, or hobby room if preferred.

The 24-hour emergency response pull cord system is situated in the hall and pendant alarms are also provided, giving peace of mind.

Community Lifestyle
There is a vibrant community at Jameson Gate the communal lounge serves as the main hub for socialising and resident activities. A varied programme of regular events helps create a welcoming and friendly atmosphere, including a weekly coffee morning, movie nights, fish supper night, chair yoga, hobby hub, flower arranging, bridge, visiting entertainers & ad hoc events, plenty choice to suit everyone.

Communal Sun Terrace
The communal sun terrace, by the entrance to Riverwood, benefits from a southerly aspect and also opens from the residents' lounge, where you can sit and enjoy a coffee or an afternoon Spritz! A nice relaxing space to play board games, catch up with neighbours or just to unwind.

Inclusions
Inclusions: Fitted carpets, curtains, integrated appliances.

Additional Notes
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
The service charge for the year ending 31/8/27 is £291.99 per month.

• 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
• Contingency fund (1% fee contribution upon Resale) 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.

Car 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.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.