





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

Flat 9, 1 Braid Avenue

CARDROSS, DUMBARTON, WEST DUNBARTONSHIRE, G82 5QF







THE LOCATION

CARDROSS, DUMBARTON,
WEST DUNBARTONSHIRE, G82 5QF

Braid Avenue is within the conservation village of Cardross, near Helensburgh, one of western Scotland's most desirable towns. Cardross offers good access to Glasgow, with the A814, A82 and the M8 allowing a daily commute by car for many villagers. Cardross Station (within a short stroll) provides a regular rail service to the city with a scheduled journey time of about forty minutes. Glasgow Airport is within twenty miles. To the north, the A811 leads to Stirling to join the M9 south to Edinburgh and the A9 north to Perth.

Cardross is a quiet village with a respected primary school, tennis club, bowling club. There is also a village store, post office, and country pub.















FLAT 9, 1 BRAID AVENUE

CARDROSS, DUMBARTON,
WEST DUNBARTONSHIRE, G82 5QF

In more detail, the property comprises of a welcoming entrance hallway with two handy storage cupboards. Immediately impressive and spacious lounge with Juliette balcony.

The kitchen benefits from floor to ceiling units, gas hob, oven, hood, integrated dishwasher, generous worktop space and space for fridge freezer and washing machine. There is ample room in the dining area for a table and chairs. Making this the ideal kitchen for an aspiring chef.

There are two, well proportioned, double bedrooms, both with fitted wardrobes and allowing the flexibility and space for additional free standing furniture. The master benefits from its own stylish en-suite shower-room. The second bedroom could be used as anything you want it to be, a hot office space, hobby room or a permanent bedroom. A contemporary bathroom creates the perfect ambience in which to unwind.

The apartment also benefits from gas central heating and double glazing throughout for additional comfort and convenience.



























SPECIFICATIONS

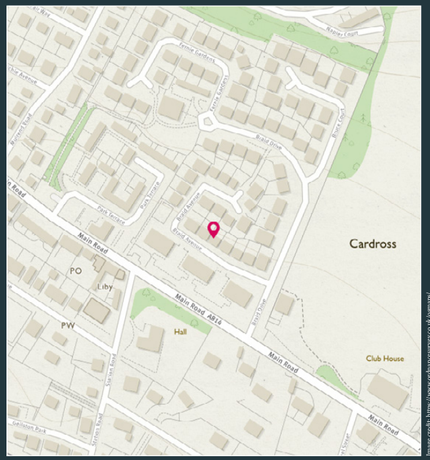
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.40m (21') x 3.50m (11'6")
Kitchen	4.30m (14'1") x 4.30m (14'1")
Master Bedroom	4.50m (14'9") x 3.60m (11'10")
En-suite	2.00m (6'7") x 2.00m (6'7")
Bedroom 2	4.50m (14'9") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m^2): 97m^2 | EPC Rating: B









McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



Text and description
GRAEME NIMMO
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
ALLY CLARK
Designer