






Flat 12, Braid Avenue  
Cardross  
G82 5QF

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## Offers Over £169,000

This spacious 2 bedroom flat is situated on the second floor of a purpose built development by CALA homes.

The Fairways development is in a great location in the centre of Cardross adjacent to the Golf course and within walking distance of the main street.

The building itself is finished with a blonde stone base with low maintenance render above and is set beneath a concrete tiled roof. Entry is via security controlled front door opening to a communal hallway with stairs to each level.

Surrounding the development are well maintained and landscaped grounds which include level lawned areas, pavements, mature trees and shrubs in addition to ample resident and visitor parking areas.

Internally this particular property is one of the larger apartments at c. 950 sq ft which gives plenty of living space and loads of great storage.



Home Report Valuation  
£175,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band F

EPC Rating B



The accommodation comprises L shaped hallway with two separate storage cupboards, large main lounge/living room with feature wall and bracket for tv and then on the main wall there are French doors opening to a Paris balcony which gives you a great view on the right over tot the golf course.



The kitchen is dining sized with one side having space for a large table and the far side with a range of floor and wall mounted storage units with in built sink, integrated hob and oven and plumbing for washing machine.

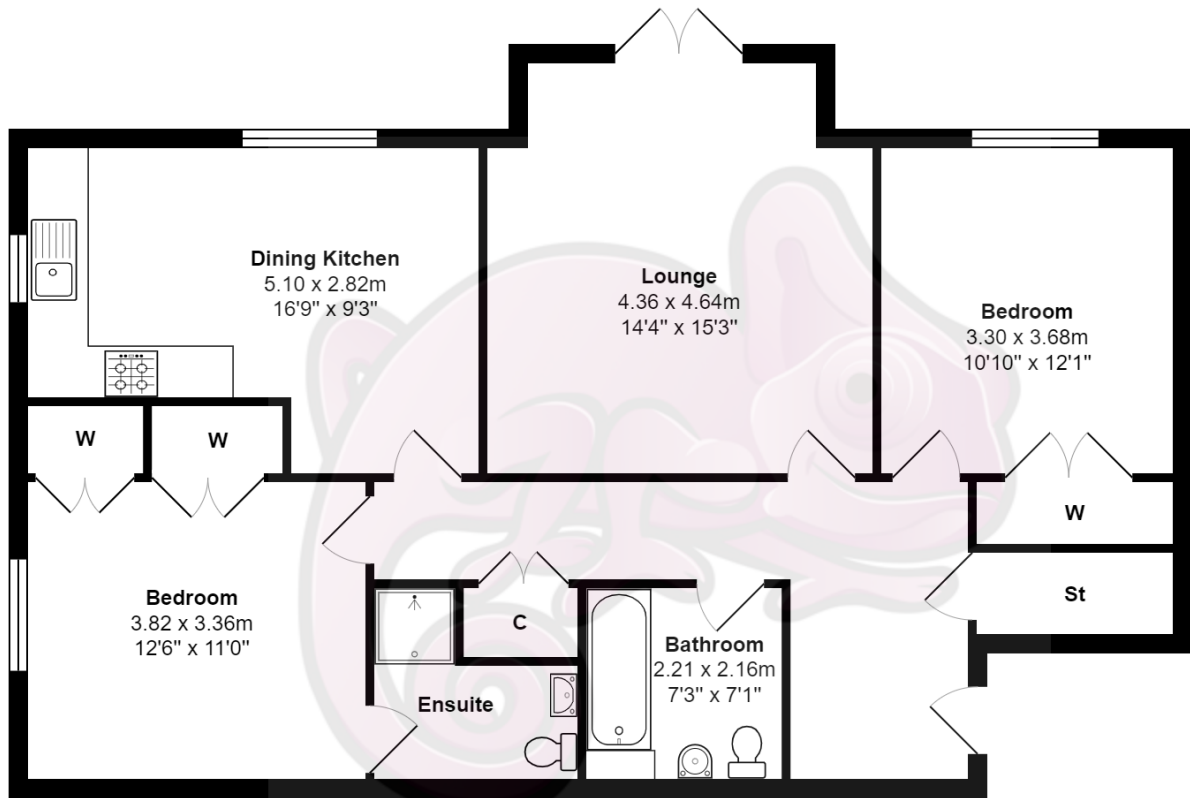
There are two double bedrooms, both with built in storage and the master with a large en suite shower room. The main bathroom has original 3 piece suite comprising bath, wash hand basin and w.c.

The property further benefits from gas central heating, security controlled entry and pvc double glazing.



## Vendor Comments

*This has been such a great flat as is in a very quiet development and yet so handy for all the amenities.*



Total Area: 91.9 m<sup>2</sup> ... 989 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

The property is located close to the centre of Cardross which is a delightful conservation village offering great day-to-day amenities that include local convenience shops (including a well stocked Co-op store), good leisure facilities (with a renowned golf club, bowling and tennis club) and with excellent train links from Cardross to Helensburgh in one direction and Glasgow and Edinburgh in the other





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