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Flat 11, 3 Braid Avenue
Cardross
G82 5QF



Offers Over £182,000

Positioned within the highly desirable village of Cardross, 3 Braid Avenue Flat 11 is a beautifully presented second-floor apartment offering generous proportions, immaculate interiors and an abundance of natural light throughout. Set within a modern and well-maintained development, this impressive home is ideally suited to professionals, couples, downsizers or investors seeking a property in true walk-in condition.



The building itself is finished to a high standard, with smooth cream render complemented by attractive beige stone cladding, creating a contemporary yet timeless exterior. A contrasting grey pitched tiled roof adds character while maintaining a clean architectural finish. A level pathway leads directly from the street to a secure main door entrance, providing both convenience and peace of mind. To the rear, residents benefit from access to a spacious communal garden which is neatly maintained and thoughtfully arranged offering a practical and pleasant outdoor space. The development benefits from shared residential parking, ensuring ease of day to day living.



Internally, the apartment immediately impresses with its bright and welcoming atmosphere. The property has been maintained in flawless condition and features modern finishes throughout, including double glazing, gas central heating and newly fitted carpets that enhance the sense of comfort and quality.



**Home Report Valuation
£190,000**



Upon entering, you are greeted by a generous reception hallway leading to a well-proportioned main bathroom. The bathroom is presented in excellent order, complete with a substantial bath area, all enhanced by excellent lighting to create a relaxing and functional space.

The principal bedroom is spacious and elegant, enjoying superb natural light from a large window. This room offers ample storage, including fitted wardrobe space, and is further enhanced by a stylish en-suite shower room finished to a high modern standard. The second bedroom is equally bright and well-sized, with practical storage and flexibility to serve as a guest bedroom, home office or additional family accommodation.



At the heart of the home lies the impressive open-plan breakfasting kitchen, designed with both style and practicality in mind. Beautiful worktops are paired with modern cabinetry and well-designed storage units, providing generous workspace and functionality. There is excellent space for a dining table, creating an inviting setting for everyday meals or entertaining guests. A window from the kitchen area offers attractive open views towards the River Clyde, adding to the sense of light and atmosphere within the space.

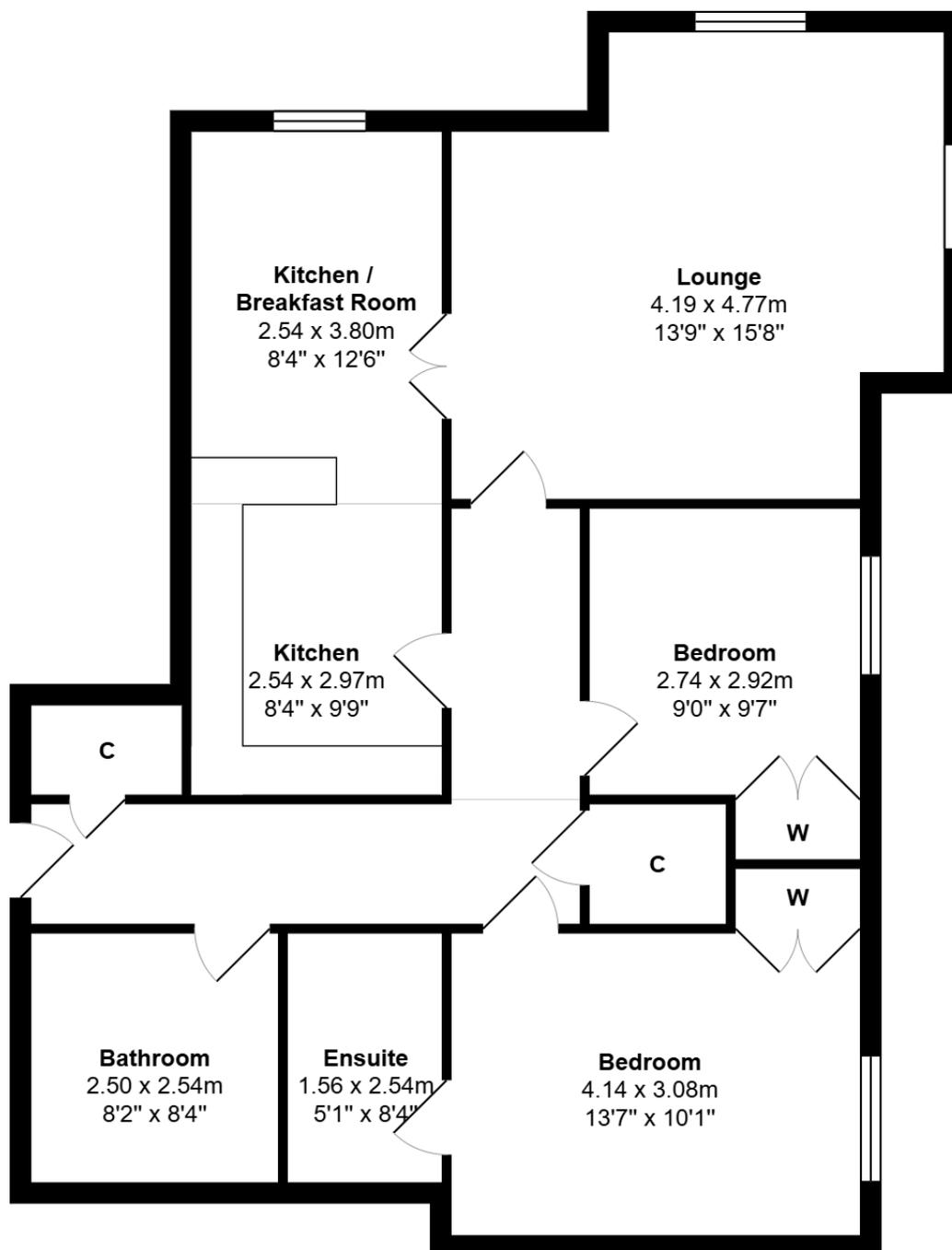


Through double doors, the property flows seamlessly into a substantial lounge area that provides a wonderful setting for relaxation and social gatherings. Two large windows allow natural light to flood the room while also enjoying open views. The proportions comfortably accommodate large sofas and additional furnishings, and modern ceiling light fittings complete the refined finish.

Vendor Comments

Bright and comfortable property, conveniently located in the heart of the village within a quiet and friendly development

Flat 11, 3, Braid Avenue, Cardross, G82 5QF



Location

Set amidst rolling countryside and coastal views, Cardross has a strong sense of community and a relaxed atmosphere. Local amenities include a small selection of shops, a primary school, a golf club, and various recreational facilities. The village also boasts nearby walking routes and the National Trust Geilston Garden, which provides a beautiful and tranquil outdoor escape just minutes from home. While amenities within the village are limited, both Dumbarton and Helensburgh are within a short drive, offering an extensive range of services, supermarkets, restaurants, and leisure options.





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