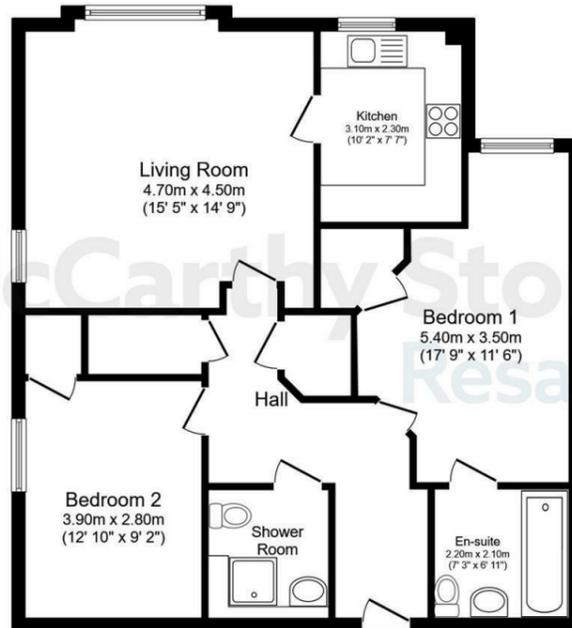


6 Riverwood

Craigdhu Road, Glasgow, G62 7AD

PRICE REDUCED



Total floor area 81.3 sq.m. (875 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.localagent.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A	91	92
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	79	81	Scotland		
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

Council Tax Band: E



PRICE REDUCTION
Offers over £290,000 FREEHOLD

Superb two bedroom retirement apartment with dual aspect on the ground floor with access to a covered patio overlooking the communal gardens.

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Riverwood, 101 Craighu Road, Milngavie

2 Bed | Offers over £290,000

Summary

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 6

Located on the ground floor the apartment comprises of the entrance hall, living room leading to a covered patio, kitchen, two bedrooms with one ensuite and shower room with a generous storage cupboard. Electric storage and panel heating provided.

Entrance Hall

Welcoming entrance hall benefiting two walk-in storage cupboards. There is a 24-hour emergency response system and pendants, illuminated light switches, a smoke detector and the apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

Living Room

Lovely bright dual aspect living room benefiting French doors with access to the covered patio and communal gardens with seating area. There are neutral fitted carpets fitted throughout the living room, bedrooms and hallway. TV and phone points, two ceiling lights and raised electric power sockets. Partial glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, washing machine and stand alone dishwasher. Floor level heater, Venetian blind and under pelmet lighting.

Bedroom En-suite

Generous primary bedroom benefiting from a walk-in wardrobe, ceiling lights, TV and phone point. The ensuite is fully tiled and fitted with a suite comprising a walk-in shower enclosure. WC, vanity unit with sink and mirror above.

Bedroom Two

Spacious second bedroom with a storage cupboard, ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising a shower cubicle, WC, vanity unit with sink and illuminated mirror above and a wall mounted electric heater.

Inclusions & Additional Notes

Inclusions: Fitted carpets, blinds, integrated appliances and dishwasher.

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

- 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 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.

Service Charge is £3,379.68 per annum (Monthly £280.59) for the year ending 31st Aug 2026

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.

