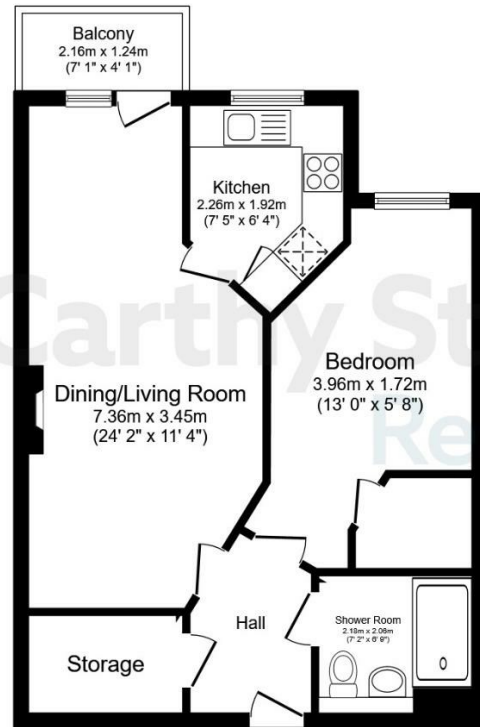


45 Riverwood

101 Craighdu Road, Glasgow, G62 7AD



Total floor area 53.5 sq.m. (575 sq.ft.) approx

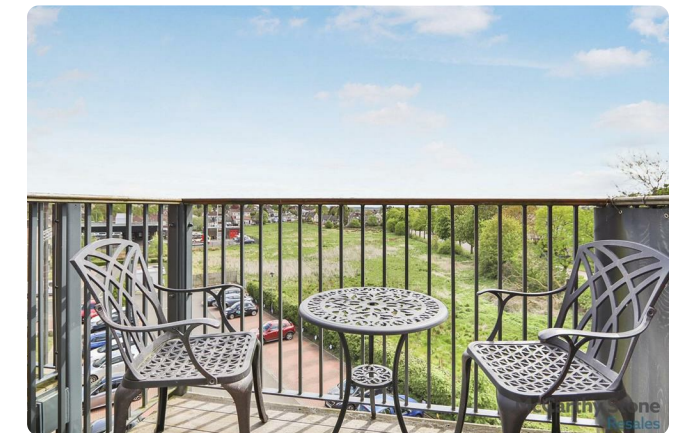
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



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

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



Offers over £215,000 Freehold

Superb bright and spacious third floor one bed apartment with balcony and pleasant south easterly aspect. Located to the rear of the development surrounded by attractive landscaped grounds with sun terrace and courtyard seating area.

Call us on 0345 556 4104 to find out more

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# Riverwood, 101 Craighdu Road, Milngavie, G62 7AD

## 1 Bed | Offers over £215,000

### 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. 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.

### 45 Riverwood

Located on the third floor to the rear of development with a southerly aspect, the apartment comprising of the entrance hall with a generous storage cupboard, living room leading to a balcony, kitchen, bedroom and shower room. Electric storage and panel heating provided.

### Entrance Hall

Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard. There is a 24-hour emergency response pull cord system with pendants provided. There are illuminated light switches, a smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

### Living Room

Beautifully presented bright and airy living room, benefitting a balcony with a south easterly aspect with pleasant open view. The spacious living room can accommodate a small dining table and chairs and there is a feature fire surround with log fire for effect only, it does not emit heat. The decor is neutral throughout with fitted carpets in the entrance hall, living room and bedroom. There are TV and telephone points, light fittings, raised electric power sockets and the partial glazed door leads onto a separate kitchen.

### Kitchen

Contemporary 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, under pelmet lighting and fitted roller blind.

### Bedroom

Double bedroom with a walk-in wardrobe and ample room for free standing bedroom furniture. There is a wall mounted electric heater, several electric sockets, TV and phone point.

### Shower Room

Fully tiled and fitted with suite comprising of a generous walk-in shower with hand rails and shower screen, WC, vanity unit with storage, sink and mirrored wall cabinet above. Wall mounted electric towel rail completes the shower room.

### Inclusions & Additional Notes

Fitted carpets, curtains, blinds and integrated appliances. Excludes the light shades in the living room.

Services provided(Communal):

- Full fibre broadband is available in the development to arrange your own connection (Check <https://www.openreach.com/fibre-checker/standard-broadband> for speeds)
- Mains water and electricity
- Electric room heating
- Mains drainage

### Service Charge

Service charge to 31st Aug 2026 is £2,253.12 per annum

- 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
- 1% 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.

### 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.

