McCarthy & Stone

RESALES

TWO BED GROUND FLOOR RETIREMENT LIVING APARTMENT

7 Riverwood 101 Craigdhu Road, Glasgow, G62 7AD

Offers over £270,000 FREEHOLD

For further details, please call 0345 556 4104

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SUPERB TWO BEDROOM GROUND FLOOR RETIREMENT LIVING APARTMENT WITH PATIO AND PLEASANT OUTLOOK * EASY ACCESS TO THE COMMUNAL FACILITIES INCLUDING THE BEAUTIFULLY PRESENTED RESIDENTS LOUNGE WHICH IS THE HUB OF SOCIAL ACTIVITIES AND COFFEE MORNINGS AND THE TERRACE TO ENJOY THE SUNSHINE * MILNGAVIE TOWN CENTRE IS CLOSE BY WITH ALL AMENITIES AVAILABLE*

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, homeowners 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 full 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. Milngavie is well-known as the starting point of the West Highland Way, Scotland's first long-distance walking route which stretches north for 96 miles across rugged moorland and picturesque glens to Fort William. There are also a number of popular golf courses close to Milngavie, including Milngavie Golf Club to the north, Douglaston Golf Club to the east, Glasgow Golf Club to the south, and Windyhill Golf Club 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 0.3miles 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.

Entrance Hall

Welcoming entrance hall benefits a generous walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system is situated in the hall and pendant alarms are also provided giving peace of mind. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

Living Room

Bright and spacious living room with French door giving access to the charming patio. The decor is neutral throughout the apartment with fitted carpets in the living room, hallway and bedrooms. There are TV and telephone points, ceiling lights, raised electric power sockets and the partially 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, washing machine and under pelmet lighting.

Primary En-suite Bedroom

Spacious double bedroom benefiting from a walk-in wardrobe and en-suite shower room facility with walk in shower enclosure, WC, vanity unit with illuminated mirror and wall mounted heated towel rail.

Bedroom Two
Second double bedroom with ample room for free standing bedroom furniture. This space could be used utilised as a hobby room or office. Ceiling lights, TV and phone point.

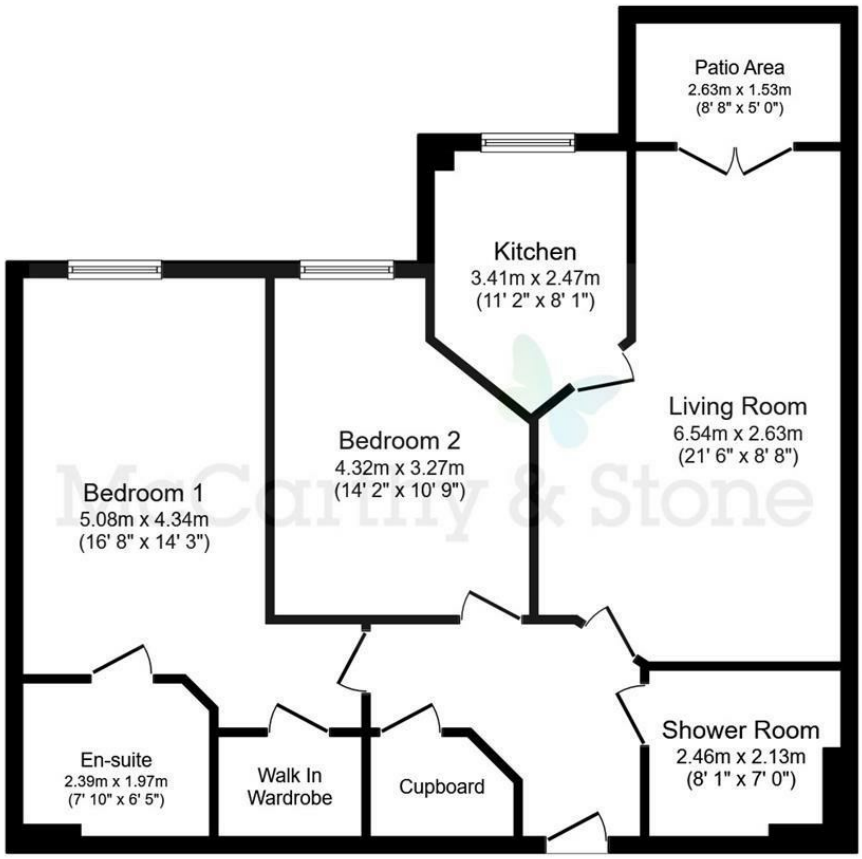
Shower Room
Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

Service Charge
- Cleaning of communal windows and communal areas
- 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.

Private 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.

Extras
Fitted carpets, integrated appliances and blinds.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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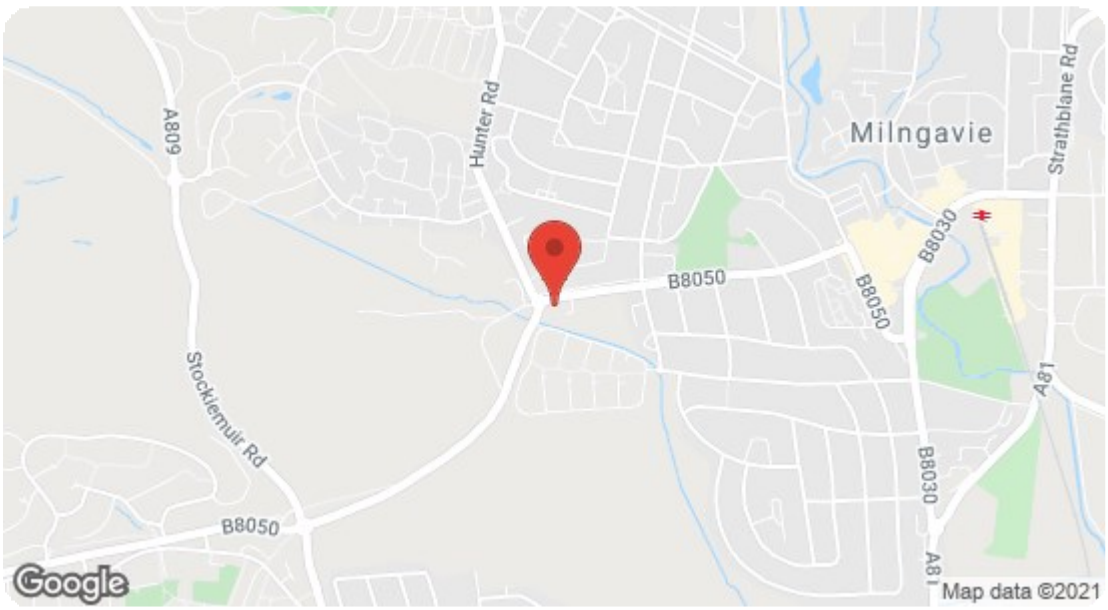

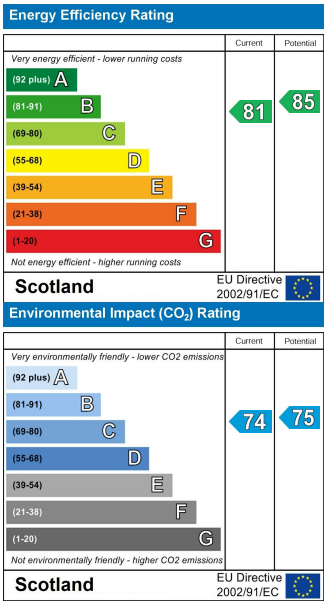

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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