



# McCarthy & Stone

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## RESALES

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**TWO BED FIRST FLOOR APARTMENT WITH BALCONY**

**15 Campsie Grove, 27 Kirkintilloch Road, Glasgow, G64 2AN**



**Offers over £205,000 FREEHOLD**

**For further details, please call 0345 556 4104**

# 15 Campsie Grove, 27 Kirkintilloch Road, Glasgow, G64 2AN

\*\*\*CLOSING DATE SET FOR WEDNESDAY 15TH DECEMBER @ 12 NOON\*\*\*

SPACIOUS AND BRIGHT CORNER POSITION DUAL ASPECT two bed apartment with BALCONY, located on the FIRST FLOOR with a pleasant view overlooking the well maintained communal grounds.

Campsie Grove was built by McCarthy & Stone purpose built for retirement living. The development consists of 33 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The modern development includes a beautifully presented Homeowners' lounge and attractive landscaped gardens with courtyard seating area. There is a laundry room and a twin bed guest suite for visitors who wish to stay (additional charges apply). The Homeowners enjoy the social aspect with plenty entertainment throughout the month including the Glee club, reading club, exercise classes, weekly coffee mornings and more. You can join in if you wish, all welcome and a great way to make new friends with your neighbours. A car parking permit scheme applies, check with the House Manager for availability.

## Local Area

Campsie Grove is located in Bishopbriggs a lovely town with lots to offer, situated just 4 miles from Glasgow city centre. The area is steeped in history, with references to the town as early as the 1500's as a small settlement on the road from Glasgow to Stirling. Today, Bishopbriggs is a popular town due to its close proximity to Glasgow and its thriving town centre and main shopping district, affectionately nicknamed "The Village". Homeowners at Campsie Grove can enjoy access to a wide range of amenities, including a leisure centre, rugby, bowling and golf clubs as well as many shops and restaurants. The town also sits on a main train line between Glasgow and Edinburgh with the station being under a mile away from the development, giving our homeowners the freedom of travel. With regards to other transportation, Campsie Grove is conveniently placed on a major bus route, with regular buses into Glasgow and the surrounding areas. Living in Bishopbriggs, our homeowners can also take full advantage of the close proximity to the beautiful rolling hill range after which the development is named; the Campsie Fells. With their gentle green slopes and volcanic formations, the "Campsies" provide a perfect escape for those who like to get out and enjoy what nature has to offer.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## 15 Campsie Grove

Apartment 15 is located on the first floor and boasts a corner position with a dual aspect and balcony to enjoy the sunshine, overlooking the well maintained communal grounds and car park.

## Entrance Hall

Spacious entrance hall with superb storage facilities including a good sized walk-in cupboard with shelving and housing the boiler and fuse board. There is an apartment security door entry system with intercom and 24-hour Tunstall emergency response pull cord system and pendants, providing peace of mind. There are illuminated light switches, smoke detector and doors leading to the bedrooms, living room and shower room.

## Living Room

Lovely and bright room with dual aspect, benefiting from a balcony which can accommodate patio furniture to enjoy the sunshine. There is a further Juliet balcony. The wooden feature fire surround and fitted electric fire creates a nice focal point. There are ample raised electric power sockets with TV and telephone points. Partial glazed doors lead onto a separate kitchen.

## Kitchen

Well appointed contemporary kitchen has everything you need including integrated fridge freezer, dishwasher, eye level oven, ceramic hob and cooker hood. There is a range of eye level units and drawers with a roll top work surface, stainless steel sink with mono lever tap and drainer.



## Primary En-suite

Generous double bedroom benefiting from a walk-in wardrobe with shelving and hanging rail. Ceiling lights, TV and phone point. The en-suite is fully tiled and a fitted suite comprising of a walk-in shower, WC, vanity unit with sink and illuminated mirror above.

## Bedroom Two

Good sized second bedroom with ample room for free standing furniture. Ceiling lights, TV and phone point.

## Shower Room

Fully tiled and fitted with suite comprising of shower enclosure, WC, vanity unit with sink and illuminated mirror above.

## Extras

Fitted carpets, light fittings and integrated appliances.

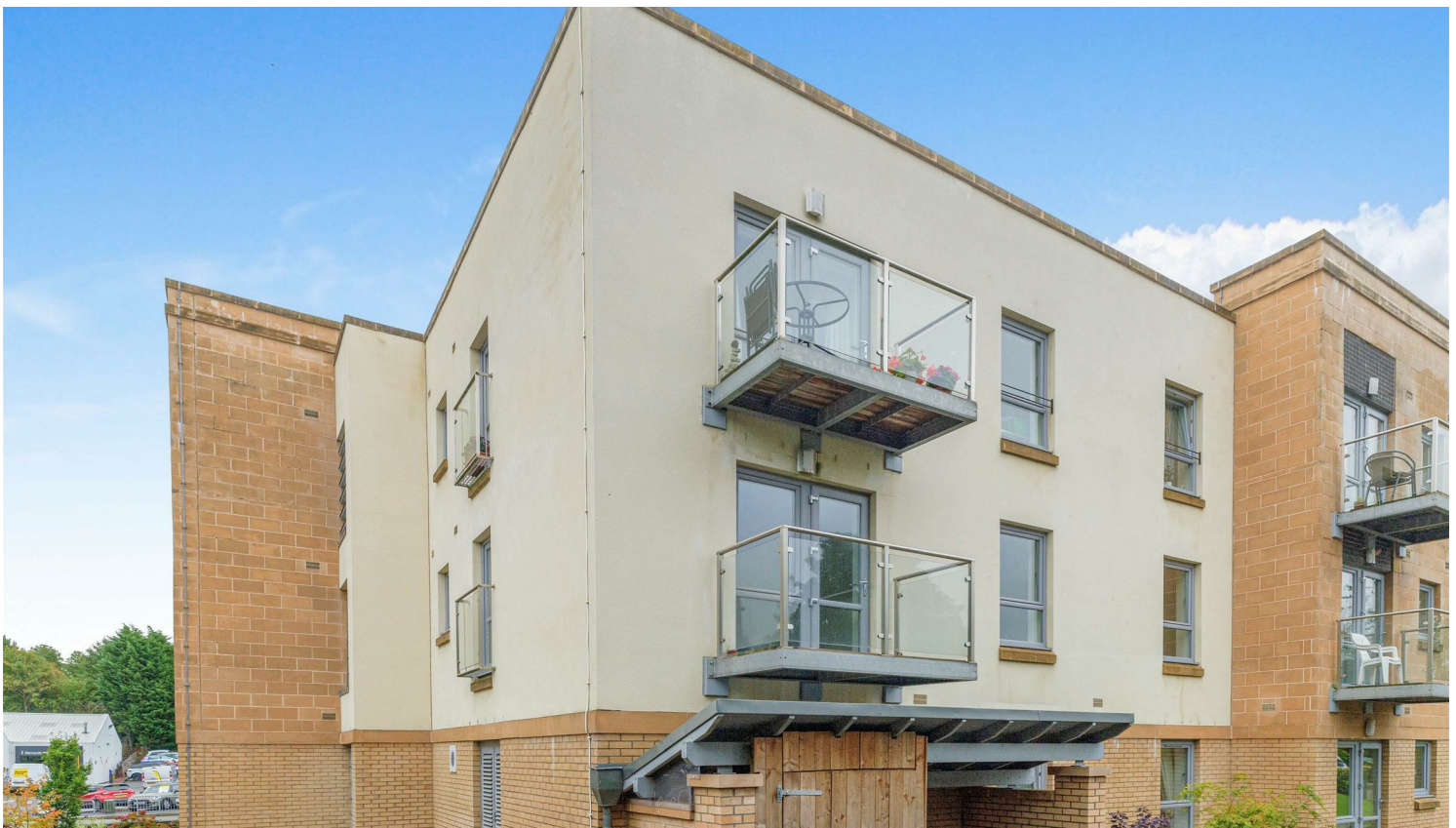
## Service Charge

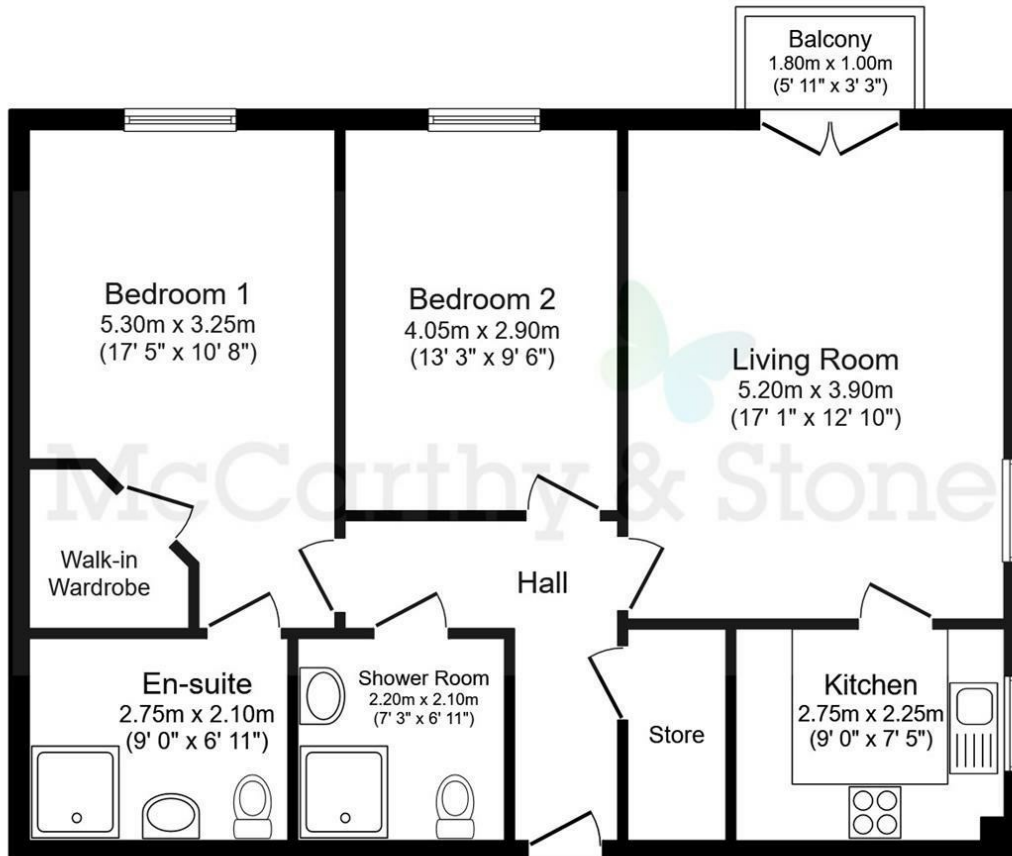
- Cleaning of communal and external windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund (1% upon Resale) including internal and external 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.

## Residents' 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.





**Printed Contact Details**

Total floor area: 841 sq.m. (841 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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) <b>A</b>			
(81-91) <b>B</b>		<b>77</b>	<b>78</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

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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