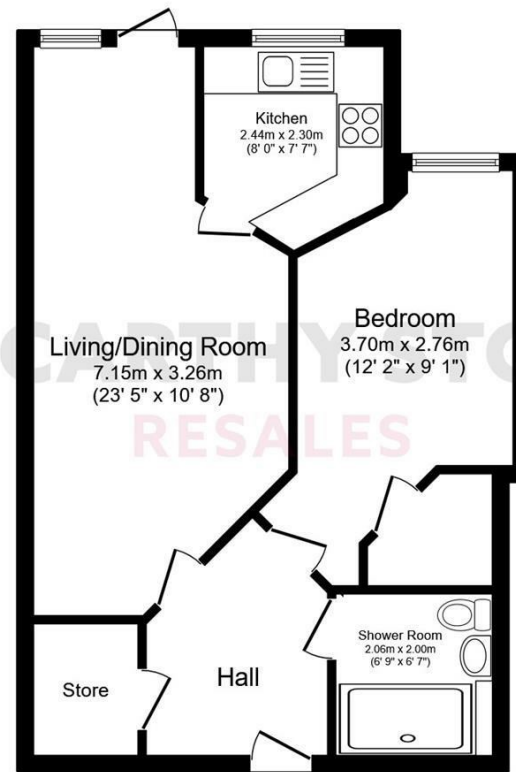


McCARTHY STONE RESALES

8 CAMPSIE GROVE

27 KIRKINTILLOCH ROAD, GLASGOW, G64 2AN



Total floor area 51.7 sq.m. (556 sq.ft.) approx
Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses.

The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.

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Beautifully presented one bedroom garden level retirement living apartment
with access to patio

OFFERS OVER £159,000 FREEHOLD

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CAMPSIE GROVE, 27 KIRKINTILLOCH

SUMMARY

Campsie Grove was built by McCarthy & Stone and has been designed and constructed for modern retirement living. The development consists of 34 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (a fee per night applies - 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

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 approximately 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.

8 CAMPSIE GROVE

Apartment 8 is located on the ground floor with easy access to the communal facilities on offer, including the homeowners' lounge. There is electric storage and panel heating provided.

ENTRANCE HALL

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

LIVING ROOM

Well presented spacious living room with built in electric fireplace and feature surround, dining recess and full length windows with French door giving access to the patio. There are attractive light fittings, ample raised electric sockets, TV and telephone points. The living room overlooks attractive and well maintained communal gardens.

KITCHEN

The contemporary kitchen has everything you need including integrated dishwasher, fridge freezer, eye level oven, ceramic hob and cooker hood. There is a range of eye level units and drawers with a roll top work

1 BED | OFFERS OVER £159,000

surface, stainless steel sink with mono lever tap and drainer. The kitchen window is fitted with a decorative blind.

BEDROOM

A stylish double bedroom which benefits from a generous walk-in wardrobe with hanging rails and shelving. The curtains complimenting the decor will be included and the light fittings and carpets throughout.

SHOWER ROOM

Well appointed tiled shower room with a generous walk-in shower, low level WC, vanity unit with wash basin and illuminated mirror. There is a shaving point, electric wall mounted heated towel rail, heater, extractor fan and storage cabinet.

INCLUSIONS

All fitted carpets, curtains, blinds and light fittings are included with the sale. Items of furniture may be available under separate negotiation.

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
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance (excluding Home Contents)

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 for the year ending 31/8/23 is £175.84 per month (£2110.08 per annum)

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.

