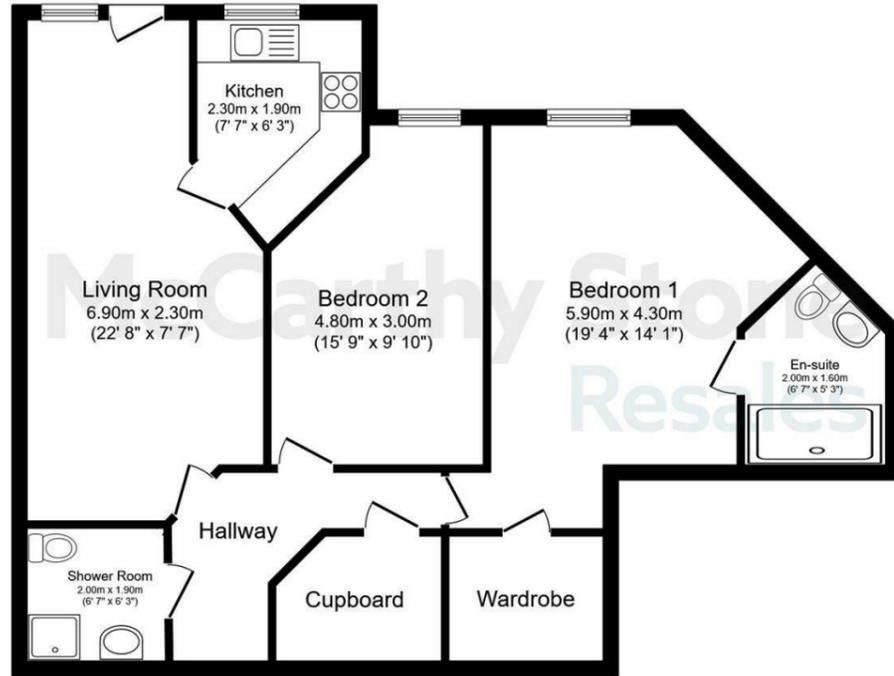


42 Riverwood

101 Craighdu Road, Glasgow, G62 7AD



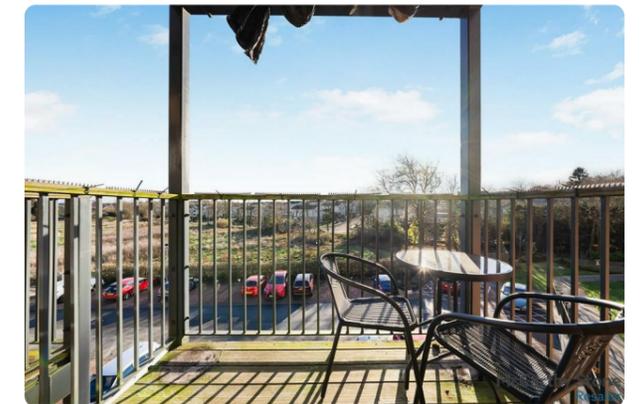
Total floor area 83.4 sq.m. (898 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	86	94	95

Scotland EU Directive 2002/91/EC



Offers over £295,000 Freehold

Featuring a balcony with southerly aspect this spacious two bedroom apartment located on the second floor in the popular Riverwood Retirement Living development with a good social community within. Early viewing recommended.

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# Riverwood, 101 Craighdu Road, Milngavie,

## 2 Bed | Offers over £295,000

### 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.

### Entrance Hall

Welcoming entrance hall benefitting a large walk-in storage/airing cupboard. 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.

### Lounge

Lovely bright and spacious living room benefitting a balcony which can accommodate patio furniture to enjoy the southerly aspect and sunshine. here are ample electric sockets, TV and telephone points. Partial glazed door leads onto a separate kitchen.

### Kitchen

Well appointed 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 and under pelmet lighting. There is a floor level heater.

### Bedroom En-suite

Generous bedroom benefitting a walk-in wardrobe and plenty room to accommodate a king size bed or twin beds with ample room for free standing bedroom furniture. The walk-in wardrobe has hanging rails, shelving with storage space above. The en-suite bathroom has an accessible bath with walk-in shower enclosure and screen, WC, vanity unit with storage, mirrored cabinet, an illuminated mirror above and a wall mounted heated towel rail.

### Bedroom Two

Good sized double bedroom. It is well appointed with a TV and phone point and wall mounted electric heater.

### Shower Room

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

### 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
- 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.

Service Charge is £3,379.68 per annum (Monthly £281.64) for the year ending 31st Aug 2026

### Inclusions & Additional Notes

Inclusions: Fitted carpets, curtains, integrated appliances.

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

### 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.

