





This impressive, recently built four bedroom detached house is set within two thirds of an acre in the picturesque conservation village of Cardross. Accessed off of Borrowfield, there is a sweeping gravel driveway running through the front garden taking you up to the property. The grounds are well maintained with the tree line been cut back extensively to offer plenty of open planned space.

The property was built four years ago by a local developer to a high standard and was originally set out as a six bedroom house however it's current owners have extended the property at the rear to add a large lounge and opened up two of the upstairs bedrooms to become one large master suite. There is planning permission to built a single storey garage in the grounds where the driveway meets the house.

Reference the enclosed floor plan and photographs, the property is neutrally decorated throughout with the main door opening out onto

a double vaulted ceiling allowing in plenty of light and feeling very spacious. The ground floor comprises, large lounge with electric fire place and direct access to the rear garden, modern kitchen with dining and separate utility room, second reception room with wood burning stove, double bedroom, study area and a ensuite shower room. Upstairs there is a large master suite with ensuite bathroom and dual shower opening into the family bathroom, two double bedrooms both with built in storage and a large storage cupboard.

Cardross is a quiet, commuter village with easy access to both Glasgow and Edinburgh via the train every half hour whilst it's only 4.5 miles to Helensburgh. The local amenities include a couple of newsagents, Pharmacy, Library, Pub and Cardross Golf Course. The world renowned Loch Lomond Golf Course is only a short car drive away at 10 miles. Glasgow Airport can be reached travelling up the A82 and over the Erskine Bridge and is 15.3 miles away.



**Viewing**

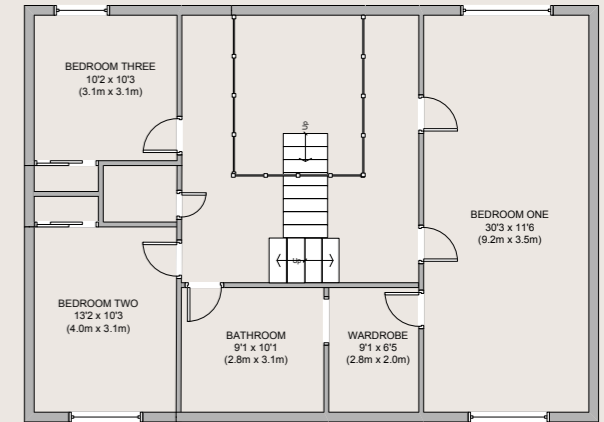
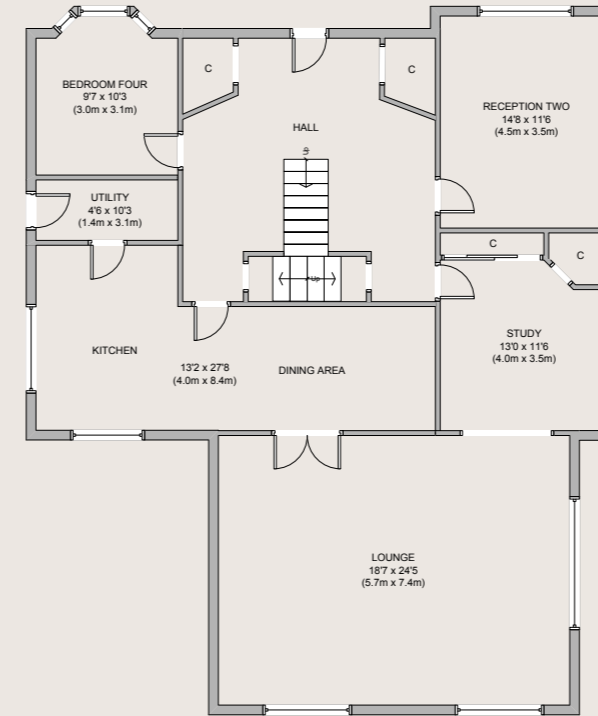
By appointment please through  
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we're available till 8pm every day

**EER Rating** Band C

**Property Ref** FHA1101







PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material





## Evergreen House, Borrowfield, Cardross G82 5NL



From Clyde's office in Helensburgh, head east towards Dumbarton and Cardross on the A814. Drive through Cardross for approximately 0.5 miles and turn right onto Station Road. Take the next left onto Borrowfield and the driveway is the third to your left hand side.



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