



CARMAN STABLES

CARDROSS ROAD | RENTON | DUNBARTON | WEST DUNBARTONSHIRE



RETTIE





Accommodation

Dining/Kitchen, Lounge, Bathroom, Utility, WC, Three Double Bedrooms

Steading Buildings:

9 Stables, Storage Sheds,
2 Polytunnels, paddock measuring
about half an acre.

About 1.57 acres in total.

Alexandria 1 mile, Balloch 3 miles, Dunbarton 3
miles, Glasgow Airport 13 miles, Glasgow City
Centre 24 miles (All distances are approximate)

CARMAN STABLES

**CARDROSS ROAD, RENTON, DUNBARTON, WEST
DUNBARTONSHIRE, G82 4PU**

Modern Bungalow with Stables and Paddock Within
Commutable Distance of Glasgow





SITUATION

Carman Stables is located on the edge of the village of Renton which sits on the west side of the River Leven connecting Loch Lomond with the River Clyde. To the north of Renton is Alexandria and Balloch sitting on the southern side of Loch Lomond with a range of amenities including bars, restaurants, a supermarket and various shops including the Loch Lomond Shores Shopping Centre.

Primary and secondary schooling are both located within walking distance in Alexandria and with private schooling available in Glasgow. The area also hosts a number of local sports clubs and leisure facilities.

Nearby Glasgow is Scotland's largest city with a wealth of retail options, bars, restaurants, museums and activities.

Renton is within is easy commutable distance of Glasgow City Centre. The M8, M74 and M80 provide fast travel to Edinburgh, Northern England and the Southern Highlands respectively. The railway stations at Alexandria and Dumbarton have regular services to Glasgow.

GENERAL DESCRIPTION

Carman Stables comprises a three-bedroom, detached, single storey house of brick construction, harled externally. The roof is tiled and hosts six solar panels along the east side. The accommodation from the back door is arranged as follows:

Utility (N) 2.57m x 1.93m (8'4" x 6'3"). Built in units and storage shelves.

WC (N) 2.01m x 0.8m (6'6" x 2'6").

Dining Kitchen (N & E) 5.91m x 3.31m (19'4" x 10'9"). Built in units and dual gas oven.

Lounge (S) 4.90m x 4.21m (16'1" x 13'8").

Bathroom (E) 2.09m x 3.31m (6'8" x 10'9"). Modern 4 piece suite.

Bedroom 1 (N) 4.66m x 3.48m (15'3" x 11'4").

Bedroom 2 (S) 3.79m x 3.31m (12'4" x 10'9").

Bedroom 3 (W) 2.97m x 3.48m (9'7" x 12'6").

STEADING/OUTBUILDINGS

The steading comprises a U-shaped stables block with 9 stables, a feed store and an office area with WC. There are also two sheltered storage areas and two large polytunnels for fruit and vegetable growing.

GARDEN

To the north of the polytunnels is a small paddock measuring around half an acre currently used for vegetable growing but it could be repurposed for grazing.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is G82 4PU.

Directions

From the A82 from Glasgow: take the junction for Renton then turn right onto Renton Road (A812) for 4 miles into Renton. Then turn right onto Cardross Road, Carman Stables is on your right-hand side after crossing the railway but before going under the A82 flyover.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services:

Mains electricity, mains gas, drainage to private septic tank.

Outgoings

Council Tax Band - E

EPC Rating - C

Tenure

Freehold.

Local Authority

West Dunbartonshire Council 16 Church Street, Dumbarton, G82 1QL.
T: 01389 738282.

Solicitors

TBC

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.





Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com – RettieTownandCountry; Twitter.com – RettieandCo; Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

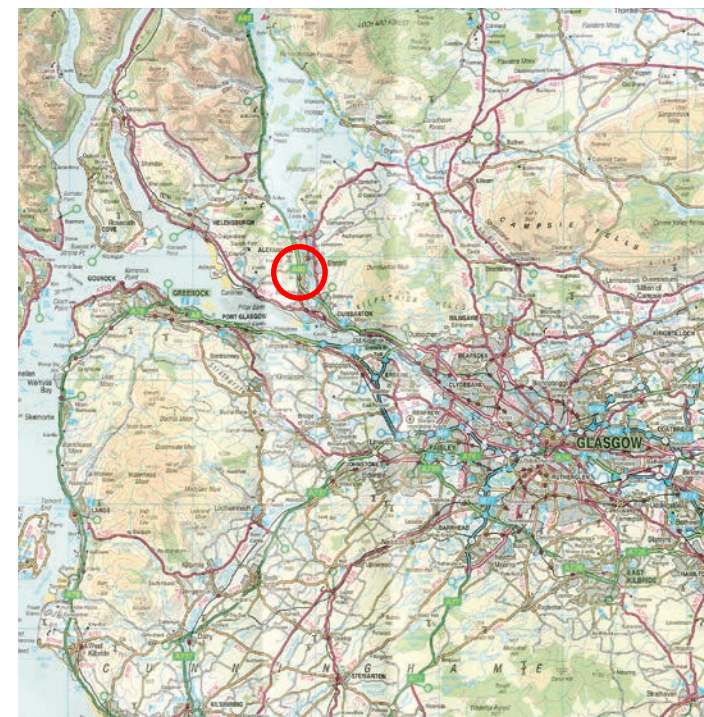
Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







RETTIE

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Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

St Andrews

Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.