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14 Bonar Law Avenue **Helensburgh**



14 Bonar Law Avenue, Helensburgh G84 8HD

This attractive and near unique detached bungalow enjoys one of Helensburgh's most sought after addresses. It is situated in the Ferniegair area, in the lower West side of the town.

The centre of Helensburgh is within level walking distance, and offers a wide selection of shops and supermarkets, bars, restaurants, delicatessens, banks and a post office. Helensburgh Central and Upper train stations, provide transport links to Glasgow and to Edinburgh, to Scotland's West Coast, and a limited direct service to London. Helensburgh is home to good schools, both primary and secondary and offers private education facilities at Lomond School. There are numerous sports clubs in and around the town and Helensburgh is surrounded by some of Scotland's most spectacular scenery which is only a few minutes' drive away. Glasgow is within commuting distance, and its International Airport can be reached via the Erskine Bridge.

Externally, the property is immaculately presented, with freshly painted rendered walls, and some natural stonework. The house itself sits in level, easily maintained gardens, and is surrounded by well-kept lawns and bedded borders on three sides. The gardens to the rear are enclosed by fencing and are sheltered. There is good driveway parking leading to a substantial garage, at the side of the house, which has power and light laid on, and an electrically operated up-and-over door. Two substantial, mutually abutting, but independant outbuildings share the garage North wall, providing storage for garden tools etc.

The house itself has been well planned, and is double glazed throughout. It features an attractive timber front door with an arched surround. This leads into a sizeable entrance vestibule, which in turn opens into the

T-shaped main reception hall, where there is a large built-in cupboard. The bright and spacious lounge has a full height picture window to the front, and a smaller window to the side. There is a feature fireplace in the focal wall, though the chimney and flue were removed some years ago. From the lounge, there is access through to a separate dining room which has a North facing window to the rear. A door from the dining room opens into the kitchen, which has modern, wall mounted and counter level units including an integral double oven, a microwave oven and a ceramic hob with an extractor fan/hood. Space is available for additional appliances. To the rear of the kitchen, is a well-proportioned utility room which can accommodate a plumbed-in washing machine, and is home to the central heating boiler. The utility room has a window and a door opening out to the gardens. This door, too, provides access from the rear of the house to the garage back door and to the two abutting outhouses.

The master bedroom is a large double room with windows on two walls and with a built-in wardrobe. The second bedroom also has a built-in wardrobe and a South facing window to the front. The shower room has a modern, four piece white suite with shower enclosure, wc, bidet and wash hand basin.

The house is warmed by a gas fired combi-boiler, which provides both central heating and hot water. Wall cavities are heat insulated, and there is extensive glass fibre insulation beneath the planking in the fully floored loft. This "full foot-print" loft has great potential for the further development of the property.

EER rating : Band C

Property reference : FHF1666

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Property location



Travelling from Clyde Property's Helensburgh office on West Princes Street, turn right heading west along West Princes Street, through Colquhoun Square staying on West Princes Street and continuing to the very end turning left into Bonar Law Avenue following the road round to the left where the property then lies on the left hand side.

Find out more...

For more information or to arrange a viewing please contact Clyde Property Helensburgh
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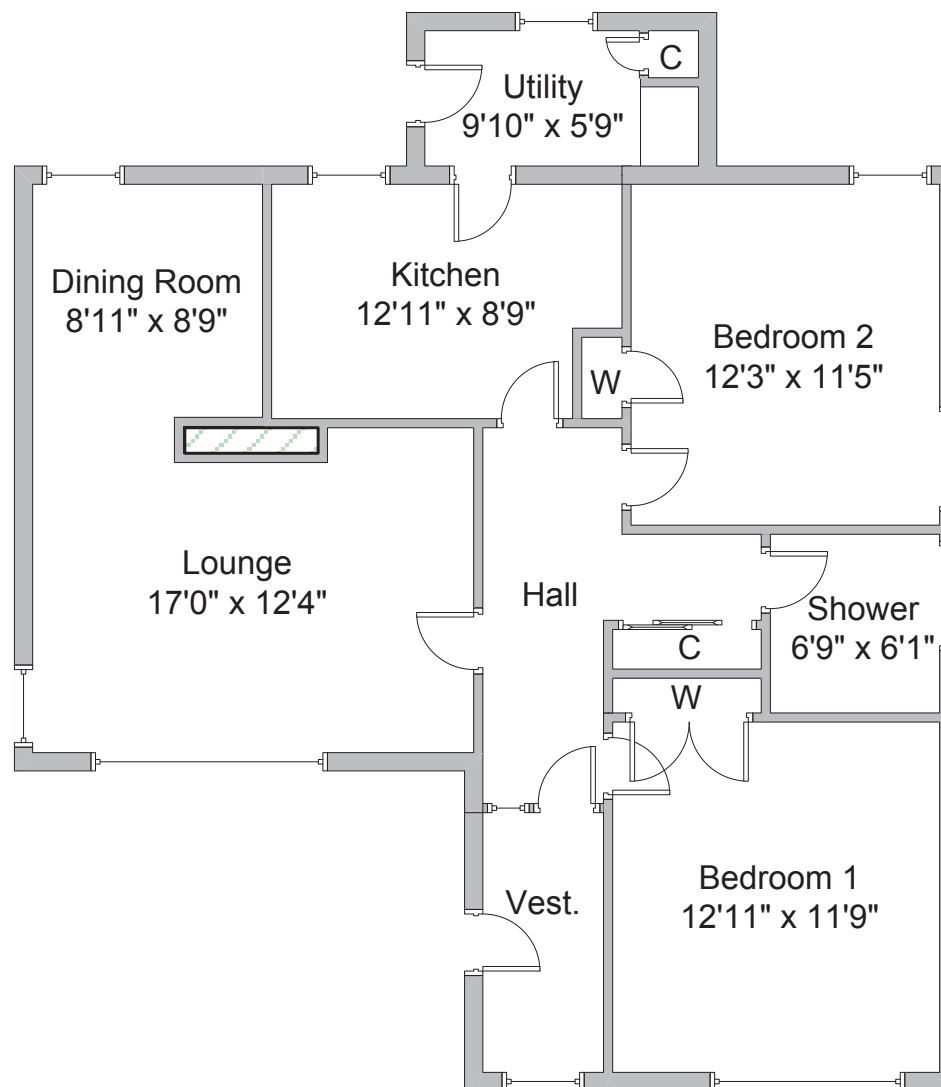
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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Approximate gross internal area 1005 sq ft - 93.36 sq m

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