



**McArthur
Stanton**
Letting & Estate Agents

Failentra

Glenarn Road, Rhu, Helensburgh, Argyll And Bute. G84 8LL

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Located within one of Rhu's most sought-after pockets of Glenarn Road, Failentra is an individually designed split level detached villa that extends to around 3500 square feet of living accommodation and is set within a magnificent private south facing plot.

Built in the early 90's Failentra offers proportions very rarely found in a modern property. On the ground floor there is a magnificent entrance hallway which has double height floor to ceiling windows over-looking the grounds and various store cupboards. There are multiple reception rooms on the ground floor including a formal lounge, games room and a conservatory. The dining kitchen is vast in size at over 30 foot in length and is fitted with modern units and Granite worktop. There is a range of high-end integral appliances and an adjoining utility/boot room. In addition, a small staircase accessed from the main hallway leads to a home office and shower room which could be utilised as further bedroom accommodation if required.

The upper level of the property has five good-sized bedrooms two of which have En-suite facilities and an additional large family bathroom. There is also a beautiful formal lounge which has access to a gorgeous balcony that overlooks the grounds.

Externally Failentra sits within a sizeable plot which is bounded by fencing and mature planting. There is a vast area of lawn which could be further landscaped to individual requirements. The property has a large private driveway, detached garage and summer house.

EPC Band D
Council Tax Band G



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Measurements



Ground Floor

First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by December 2023. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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