



**McArthur  
Stanton**

Letting & Estate Agents

**Spinney Hill**

7, Blackhill Drive, Helensburgh, Argyll And Bute. G84 9AF



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The upper west side of Helensburgh has long been admired as one of the towns most sought after pockets. Located on the corner of West Lennox Drive and Blackhill Drive, Spinney Hill is a magnificent bespoke detached villa that sits within extensive mature gardens.

Spinney Hill has had the advantage of two large extensions and now offers around 2,400 square foot of living accommodation with the original part of the property thought to date back to the late 1950's with the majority of the living space being all on the level.

EPC Band D

Council Tax Band F





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## Measurements

Hallway	22' 10" Max x 5' 09" Max or 6.96m Max x 1.75m Max
Lounge	16' 03" Max x 14' 06" Max or 4.95m Max x 4.42m Max
Living Room	16' 0" x 12' 11" or 4.88m x 3.94m
Utility Room	8' 07" x 6' 02" or 2.62m x 1.88m
Shower Room	6' 11" x 6' 05" or 2.11m x 1.96m
Kitchen	13' 02" Max x 12' 02" Max or 4.01m Max x 3.71m Max
Dining Room	17' 04" Max x 12' 10" Max or 5.28m Max x 3.91m Max
Sun Room	7' 07" Max x 6' 07" Max or 2.31m Max x 2.01m Max
Bathroom	8' 06" x 5' 05" or 2.59m x 1.65m
Bedroom 1	16' 03" Max x 15' 06" Max or 4.95m Max x 4.72m Max
Bedroom 2	13' 07" x 9' 03" or 4.14m x 2.82m
Bedroom 3	12' 04" Max x 7' 02" Max or 3.76m Max x 2.18m Max
Bedroom 4	10' 08" x 8' 11" or 3.25m x 2.72m



Contact our office for further details



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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 October 2023. If required, we can arrange for a property market appraisal to be carried out on your existing property.



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