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Crawford Drive, Helensburgh, Argyll And Bute. G84 9DL





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Located on the upper east side of Helensburgh, The Glade Estate was originally built in the late 1960's and offers a range of family homes of different styles and sizes.

20 Crawford Drive is positioned at the top of the development and sits within a wonderful plot offering a high degree of privacy from neighbouring properties. The property does require to be modernised however is a blank canvas for a new owner to make their own.

On entering there is a porch and welcoming hallway which has two useful store cupboards. The Lounge is positioned to the front and has a large picture window and gas fire. The second reception room is positioned to the rear, currently utilised as a lovely dining room however is a versatile space and could be used as a family room or fourth bedroom if required. The Kitchen is also at the rear of the ground floor and has a courtesy door which gives access to the rear garden. The Kitchen has ample space for a small table and chairs ideal for informal dining. Completing the ground floor is the third bedroom and family bathroom.

Upstairs the property offers two large double bedrooms both of which have excellent store cupboards. Additional storage is available on the landing and the property has a good-sized loft area. The property has potential to be further developed subject to relevant planning consents being in place.

Externally the property sits within lovely mature gardens with the rear being west facing which enjoys the afternoon and evening sunshine in the summer months. There is a private driveway to the side with parking available for multiple vehicles and a detached garage.

EPC Band F
Council Tax Band E



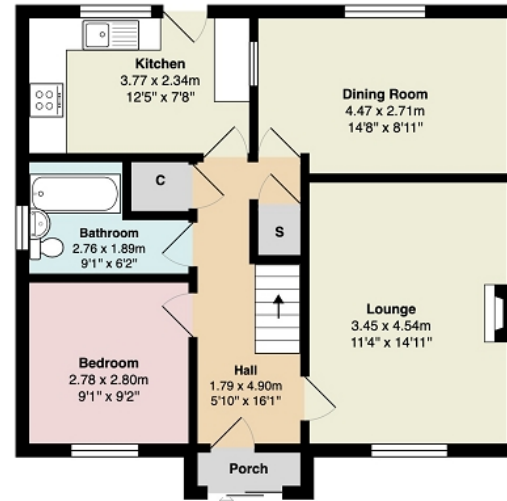
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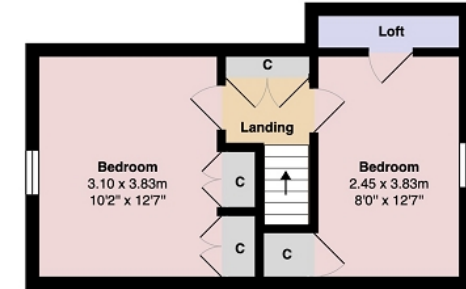


Measurements

Porch	
Hallway	16' 01" Max x 5' 10" Max or 4.90m Max x 1.78m Max
Lounge	14' 11" x 11' 04" Max Max or 4.55m x 3.45m Max
Dining Room	14' 08" Max x 8' 11" Max or 4.47m Max x 2.72m Max
Kitchen	12' 05" x 7' 08" or 3.78m x 2.34m
Bedroom 3	9' 02" x 9' 01" or 2.79m x 2.77m
Bathroom	9' 01" Max x 6' 02" Max or 2.77m Max x 1.88m Max
Landing	
Bedroom 1	12' 07" x 10' 02" or 3.84m x 3.10m
Bedroom 2	12' 07" x 8' 0" or 3.84m x 2.44m



Ground Floor



First Floor

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 January 2024. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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