



**McArthur
Stanton**
Letting & Estate Agents

Shearwater

Garelochhead, Helensburgh, Argyll And Bute. G84 0EL

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Located on the outskirts of Garelochhead, Shearwater is a wonderful contemporary cottage that has a magnificent Loch side position with dramatic views of the Gareloch.

Transformed around twelve years ago by the current owners, Shearwater offers a fabulous bright and spacious interior with the use of large areas of glass throughout the property. On entering there is a welcoming hallway which has a useful store cupboard. The Lounge is an outstanding space at nearly thirty foot in length with the most stunning picture window overlooking the Loch. In addition, there is a sliding door accessing a beautiful patio area, a wood-burning stove and ample space for a large dining table and chairs. The Kitchen is on an open plan basis to the Lounge and is fitted with modern white gloss J pull units. Adjoining the Kitchen is a useful utility room and there is a courtesy door leading to the garden. The cottage has three beautifully appointed double bedrooms. The main bedroom has the luxury of an En-suite shower room and there is a gorgeous family bathroom.

Externally Shearwater sits within the most spectacular setting with gorgeous views over the Gareloch. The property has a beautiful wild garden with various areas to sit and relax in the summer months. The property also owns an area of woodland to the rear of the plot with the total ground extending to over an acre. There is a useful detached workshop and a large driveway to the front with two access points from the Shore Road.

The village of Garelochhead has various local amenities including a train station. The larger town of Helensburgh can be reached by car within fifteen minutes and offers a wide selection of independent shopping, restaurants and fabulous recently completed leisure centre.

EPC Band D
Council Tax Band E



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Measurements

Hallway	13' 0" x 4' 06" or 3.96m x 1.37m
Lounge/diner	28' 01" x 15' 03" or 8.56m x 4.65m
Kitchen	11' 06" x 8' 02" or 3.51m x 2.49m
Utility Room	4' 03" x 3' 03" or 1.30m x 0.99m
Bedroom 1	12' 05" x 8' 08" or 3.78m x 2.64m
En Suite	5' 06" x 3' 03" or 1.68m x 0.99m
Bedroom 2	14' 0" x 8' 08" or 4.27m x 2.64m
Bedroom 3	16' 01" x 7' 05" or 4.90m x 2.26m
Bathroom	9' 10" Max x 8' 07" Max or 3.00m Max x 2.62m Max



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

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