



25

Lawrence Avenue, Helensburgh, Argyll And Bute. G84 7JH





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Located within the popular pocket of South Colgrain, 25 Lawrence Avenue is a well-proportioned three-bedroom semi-detached villa that is perfectly positioned for easy access to Craigendoran train station, Hermitage Academy and Morrisons Supermarket.

Internally property offers bright and spacious accommodation. On entering there is a welcoming porch and hallway which has a useful store cupboard. The Lounge overlooks the front garden and has an opening into a fabulous Kitchen/Diner which is the full width of the property. The Kitchen itself is fitted with modern units and worktops, has a range of integrated appliances and a cleverly designed breakfast bar ideal for informal dining. The main dining area is a superb size and has patio doors accessing the rear garden.

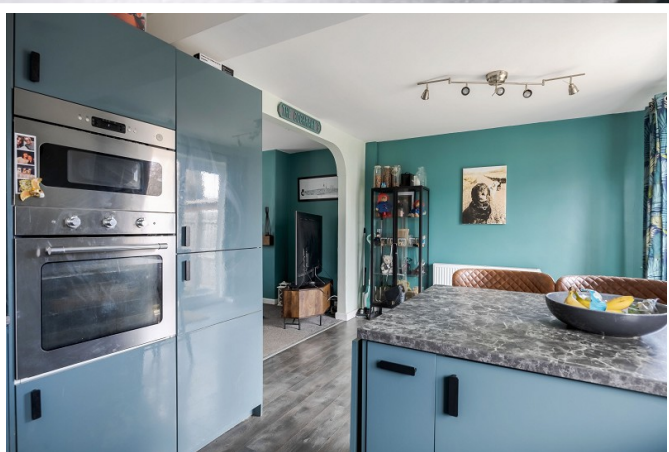
Upstairs the property has three bedrooms two of which are excellent sized doubles and a third single ideal for using as a nursery or home office. There is a modern family bathroom and an additional store cupboard on the landing. The property is double glazed and has gas central heating.

Externally the gardens have been landscaped for ease of maintenance and offer gravelled areas and a large decking ideal for using in the summer months. There is also a shed and private driveway offering parking for multiple vehicles. Viewing is by appointment through our Helensburgh Property office and early viewing is advised.

EPC Band D
Council Tax Band E



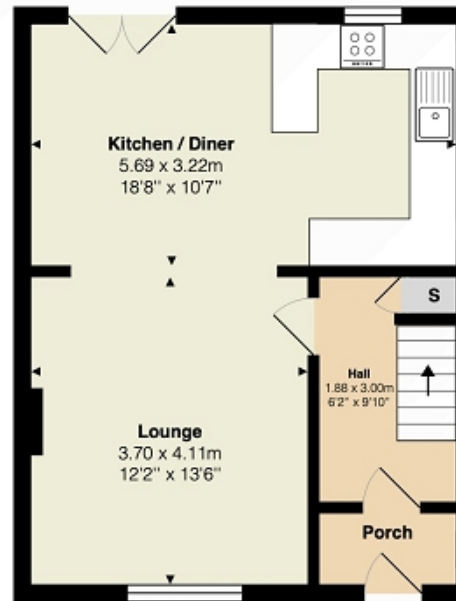
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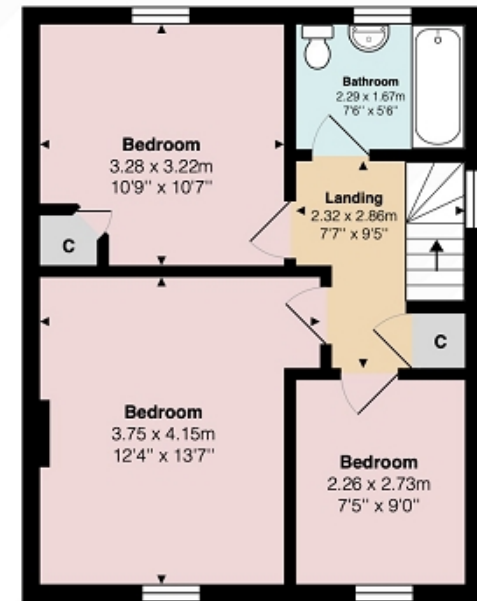


Measurements

Porch	
Hallway	9' 10" Max x 6' 02" Max or 3.00m Max x 1.88m Max
Lounge	13' 06" Max x 12' 02" Max or 4.11m Max x 3.71m Max
Kitchen/Diner	18' 08" x 10' 07" or 5.69m x 3.23m
Landing	9' 05" x 7' 07" Max Max or 2.87m x 2.31m Max
Bedroom 1	13' 07" Max x 12' 04" Max or 4.14m Max x 3.76m Max
Bedroom 2	10' 09" Max x 10' 07" Max or 3.28m Max x 3.23m Max
Bedroom 3	9' 0" x 7' 05" or 2.74m x 2.26m
Bathroom	7' 06" x 5' 06" or 2.29m x 1.68m



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

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