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Ardencaple Quadrant, Helensburgh, Argyll And Bute. G84 8DR





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Located on the lower west side of Helensburgh, 60 Ardencaple Quadrant is a well-proportioned three-bedroom mid terrace villa that has lovely private gardens backing onto woodland.

Ideally positioned on the lower west side of town, Ardencaple Quadrant offers a level walk into the centre of Helensburgh and is a short walk to the promenade. Internally the property is bright and airy. On the ground floor there is a welcoming hallway at over twenty feet in length. The Lounge faces south and has a gorgeous wood-burning stove. There is a useful store cupboard and ample space for a dining table and chairs if required. The Kitchen is to the rear of the ground floor and is fitted with a range of units and worktops. There is a selection of integral appliances and an area plumbed for a washing machine and space for additional white goods. The Kitchen has a courtesy door accessing the back garden.

Upstairs the property has three excellent sized bedrooms with the main and second bedroom being particularly spacious. There is a modern family bathroom and an additional store cupboard located on the landing. The property has double glazing and gas central heating with a new boiler having been installed in recent times.

Externally the property has easily maintained front and rear gardens with the rear backing onto lovely woodland. There is also an external store and on-street parking is available directly outside the property.

EPC Band C
Council Tax Band C



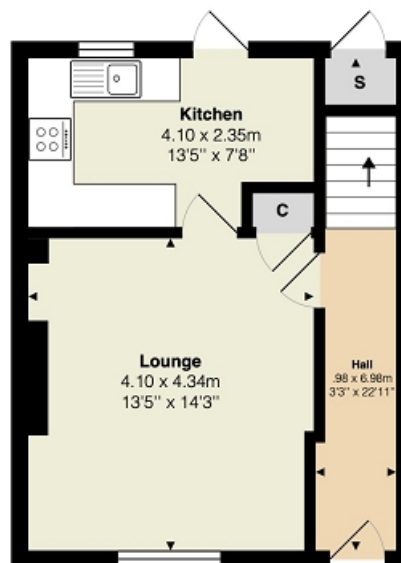
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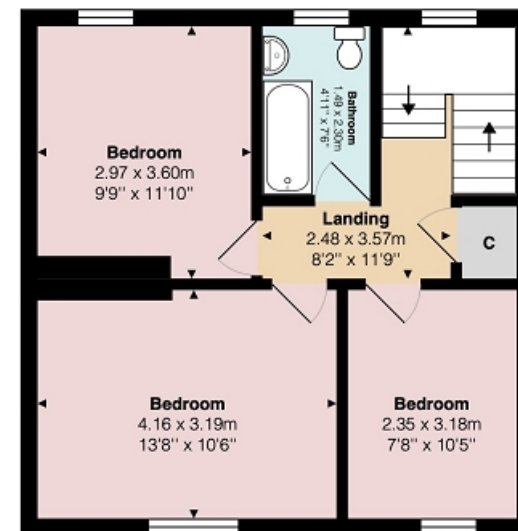


Measurements

| | |
|-----------|--|
| Hallway | 22' 11" x 3' 03" Max Max or 6.99m x 0.99m Max |
| Lounge | 14' 03" Max x 13' 05" Max or 4.34m Max x 4.09m Max |
| Kitchen | 13' 05" Max x 7' 08" Max or 4.09m Max x 2.34m Max |
| Landing | 11' 09" Max x 8' 02" Max or 3.58m Max x 2.49m Max |
| Bedroom 1 | 13' 08" Max x 10' 06" Max or 4.17m Max x 3.20m Max |
| Bedroom 2 | 11' 10" Max x 9' 09" Max or 3.61m Max x 2.97m Max |
| Bedroom 3 | 10' 05" x 7' 08" or 3.18m x 2.34m |
| Bathroom | 7' 06" x 4' 11" or 2.29m x 1.50m |



Ground Floor



First Floor

All measurements are approximate and for display purposes only

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

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