



**McArthur
Stanton**
Letting & Estate Agents

158

Old Luss Road, Helensburgh, Argyll And Bute. G84 7LP

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Located within the Kirkmichael area of Helensburgh, 158 Old Luss Road is a well-proportioned four-bedroom mid terrace villa that offers superb value in the current local market.

Internally the property is bright and airy at over 900 square feet. On entering there is a welcoming hallway which has a useful store cupboard. The Lounge is positioned to the front of the property and if required has ample space for a dining table and chairs. From the Lounge there is an opening into the Kitchen which has a range of units, worktops, integral appliances and space for free-standing white goods. The Kitchen has a courtesy door giving access to the rear garden. Completing the ground floor is a modern shower room which has a modern suite, tiling and wet wall for ease of maintenance.

Upstairs the property has four excellent sized bedrooms three of which are doubles and a fourth good-sized single. The bedrooms at the front of the property enjoy far reaching views over Helensburgh and the Clyde Estuary and there is an additional store cupboard located on the landing.

Externally the property has a lovely rear garden which is mainly laid to lawn with a selection of shrubs and mature planting. To the front the terrace share a walk-way with on-street parking available close by.

EPC Band C
Council Tax Band C



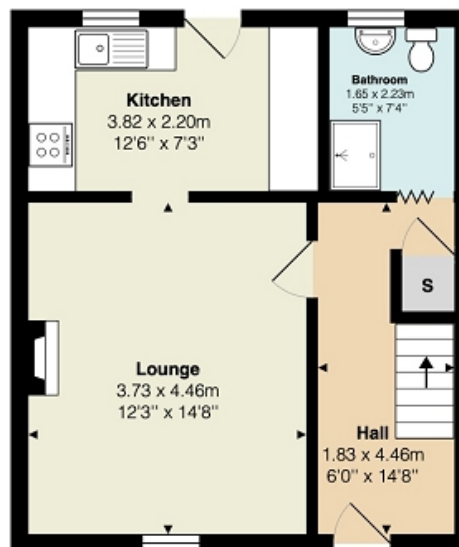
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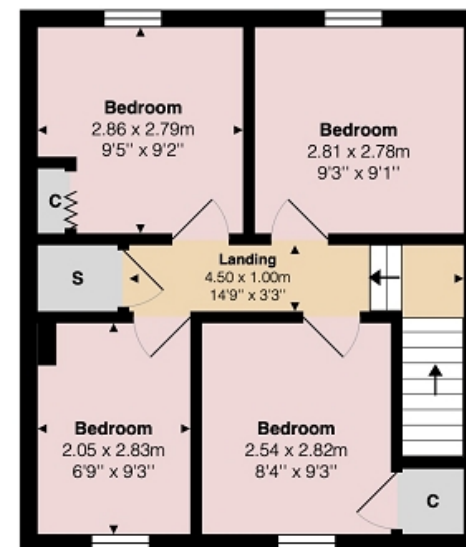


Measurements

Hallway	14' 08" Max x 6' 0" Max or 4.47m Max x 1.83m Max
Lounge	14' 08" x 12' 03" Max Max or 4.47m x 3.73m Max
Kitchen	12' 06" x 7' 03" or 3.81m x 2.21m
Bathroom	7' 04" x 5' 05" or 2.24m x 1.65m
Landing	14' 09" x 3' 03" or 4.50m x 0.99m
Bedroom 1	9' 03" x 8' 04" or 2.82m x 2.54m
Bedroom 2	9' 03" x 9' 01" or 2.82m x 2.77m
Bedroom 3	9' 05" Max x 9' 02" Max or 2.87m Max x 2.79m Max
Bedroom 4	9' 03" Max x 6' 09" Max or 2.82m Max x 2.06m Max



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

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