



**McArthur  
Stanton**  
Letting & Estate Agents

# Holly Cottage

Rosneath, Helensburgh, Argyll And Bute. G84 0PU

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Located within the Village of Rosneath, Holly Cottage is a beautiful modern detached villa that was constructed in 2012 and is quietly tucked away offering a gorgeous tranquil setting.

Substantially upgraded by the current owners, Holly Cottage offers immaculate accommodation of around 1,250 square feet which is beautifully decorated throughout. On entering there is a cosy sun room which has a lovely outlook over the gardens and neighbouring burn. The welcoming hallway has a useful store cupboard and access to a ground floor shower room. The Lounge is a stunning room with dual aspects and ample space for a dining table and chairs if required. The Kitchen also has dual aspects and is fitted with modern units and worktops with a range of integral appliances. The Kitchen enjoys lovely outlooks and has an adjoining utility room which has a courtesy door leading outside to the driveway and garden areas.

Upstairs Holly Cottage has two large double bedrooms both of which have fitted wardrobes. The main bedroom has additional bespoke wardrobes which have recently been fitted by Sharps. The magnificent bathroom is vast in size and has a fabulous free-standing bath, separate shower cubicle and heated towel rail. There is also an additional store cupboard located on the landing.

Externally Holly Cottage has the most gorgeous peaceful setting. The gardens are on the level and have various mature plants, hedges and lawn with a small burn to the front of the property. There is a private driveway to the side offering parking for multiple vehicles.

EPC Band D  
Council Tax Band E



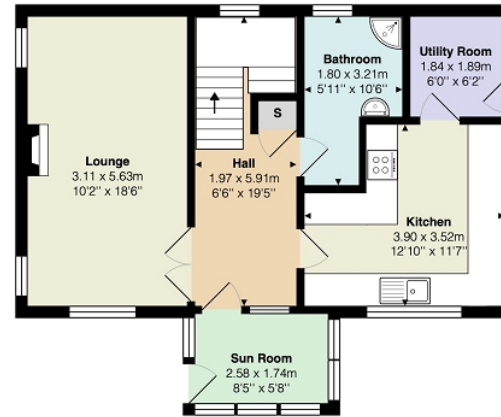
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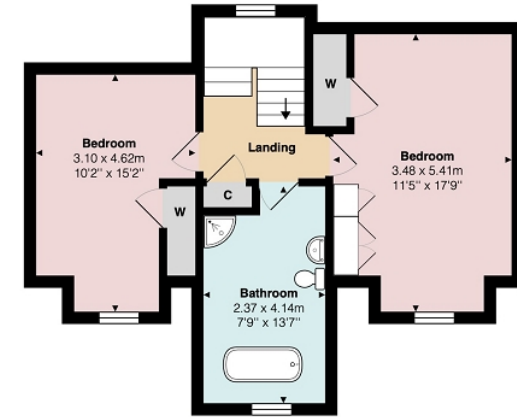


## Measurements

Sun Room	8' 05" x 5' 08" or 2.57m x 1.73m
Hallway	19' 05" Max x 6' 06" Max or 5.92m Max x 1.98m Max
Lounge	18' 06" x 10' 02" or 5.64m x 3.10m
Kitchen	12' 10" Max x 11' 07" Max or 3.91m Max x 3.53m Max
Utility Room	6' 02" x 6' 0" or 1.88m x 1.83m
Shower Room	10' 06" Max x 5' 11" Max or 3.20m Max x 1.80m Max
Landing	
Bedroom 1	17' 09" Max x 11' 05" Max or 5.41m Max x 3.48m Max
Bedroom 2	15' 02" Max x 10' 02" Max or 4.62m Max x 3.10m Max
Bathroom	13' 07" Max x 7' 09" Max or 4.14m Max x 2.36m Max



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

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