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Blackhill Drive, Helensburgh, Argyll And Bute. G84 9AF





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Located within a much admired pocket on the upper west side of Helensburgh, 15 Blackhill Drive is a fabulous split-level villa that sits within a magnificent mature plot that offers a high degree of privacy from neighbouring properties.

Internally the property is bright and airy at around 1,550 square feet. On entering there is a welcoming L shaped hallway which has a useful store cupboard. There are four excellent sized bedrooms on this level one of which is currently utilised as a Family room and enjoys dual aspects over the front and side of the property. The main bedroom which is positioned to the rear has the luxury of an En-suite shower room and lovely views over the gardens. The kitchen is fitted with modern white gloss units and worktops. There is a range of integral appliances and space for free-standing white goods. The kitchen has ample space for a good-sized dining table and chairs and again enjoys views over the gardens.

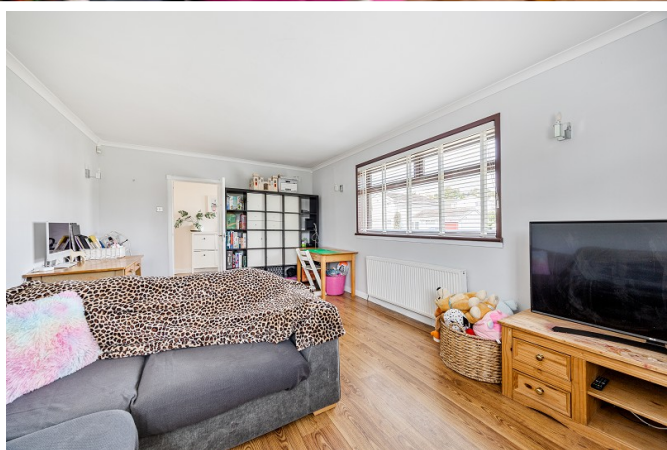
A staircase from the upper level gives access to a stunning Lounge on the ground floor of the property. The Lounge is over twenty feet in length, has patio doors accessing the garden and a feature fireplace. The lower level also has a small box room ideal for using as a home office and a courtesy door accessing the large integral double garage.

Externally the property sits within a vast plot which has mature planting and a large west facing lawn which enjoys afternoon and evening sunshine in the summer months. To the side of the property is a private driveway and as mentioned there is an integral double garage.

EPC Band D
Council Tax Band G



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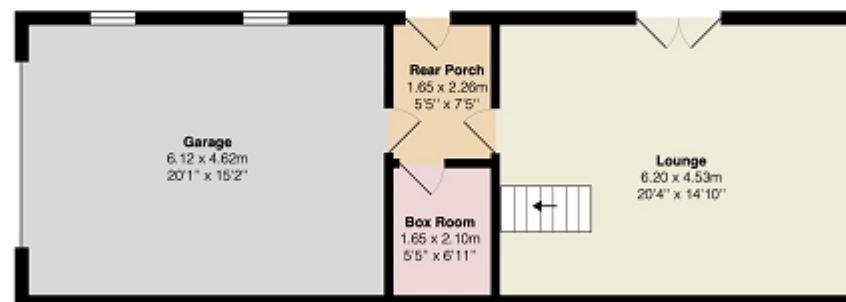


Measurements

Hallway	19' 0" Max x 13' 09" Max or 5.79m Max x 4.19m Max
Family Room	18' 10" x 11' 10" or 5.74m x 3.61m
Kitchen/Diner	18' 10" x 11' 04" or 5.74m x 3.45m
Bedroom 1	14' 09" Max x 11' 05" Max or 4.50m Max x 3.48m Max
En Suite	7' 05" x 4' 09" or 2.26m x 1.45m
Bedroom 2	11' 05" x 8' 04" or 3.48m x 2.54m
Bedroom 3	9' 02" x 8' 04" or 2.79m x 2.54m
Bathroom	9' 05" x 7' 06" or 2.87m x 2.29m
Lounge	20' 04" x 14' 10" or 6.20m x 4.52m
Porch	7' 05" x 5' 05" or 2.26m x 1.65m
Box Room	6' 11" x 5' 05" or 2.11m x 1.65m



Ground Floor



First Floor

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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