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Redclyffe Gardens, Helensburgh, Argyll And Bute. G84 9JJ





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Located on the upper west side of Helensburgh, Redclyffe Gardens is home to a mix of beautiful high calibre detached family homes and is regarded as one of the towns most exclusive modern developments.

9 Redclyffe Gardens offers beautifully upgraded accommodation throughout with the upper level of the property enjoying far reaching views to the front over the town itself and the Clyde Estuary in the distance. On entering there is a welcoming hallway which has access to a useful ground floor study with an En-suite WC. The formal Lounge is a magnificent space at over twenty feet in length. The Lounge is formed in an L shaped configuration and offers dual aspects over the front and rear gardens. There is lovely dining area and access to the garden via patio doors. The Kitchen has undergone a full transformation in recent times and has been fitted with beautiful shaker style units and worktops. The Kitchen has a full range of integral appliances including a dishwasher and a lovely space for a breakfast table and chairs, ideal for informal dining. Adjoining the Kitchen is a useful utility room which has a courtesy door accessing outside. Completing the ground floor is a fabulous family room which has a gorgeous wood-burning stove.

Upstairs the property has a beautiful gallery landing and three bedrooms all of which have built-in wardrobes. The main bedroom suite is an outstanding space with amazing views towards the water on one side and the rear garden on the other and has the luxury of an En-suite shower room. Completing the upper level is a modern shower room.

Externally the property sits within stunning gardens. The rear garden has been beautifully landscaped and offers various spots to sit and relax which enjoy lots of sunshine. The rear garden is planted with lovely mature plants and hedges which offer a high degree of privacy from neighbouring properties. To the front there is a private driveway for three vehicles. EPC Band C, Council Tax Band G



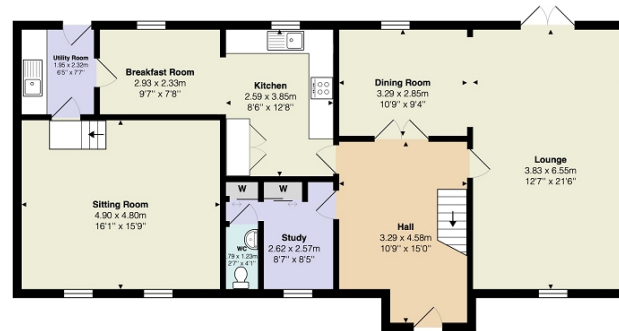
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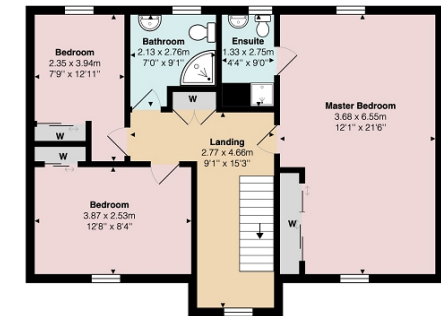
Measurements

Hallway	15' 0" Max x 10' 09" Max or 4.57m Max x 3.28m Max
Lounge	21' 06" x 12' 07" or 6.55m x 3.84m
Dining Room	10' 09" x 9' 04" or 3.28m x 2.84m
Kitchen	12' 08" x 8' 06" or 3.86m x 2.59m
Breakfast Room	9' 07" x 7' 08" or 2.92m x 2.34m
Utility Room	7' 07" x 6' 05" or 2.31m x 1.96m
Sitting room	16' 01" x 15' 09" or 4.90m x 4.80m
Study	8' 05" Max x 8' 07" Max or 2.57m Max x 2.62m Max
WC	4' 01" x 2' 07" or 1.24m x 0.79m
Landing	15' 03" Max x 9' 01" Max or 4.65m Max x 2.77m Max
Bedroom 1	21' 06" Max x 12' 01" Max or 6.55m Max x 3.68m Max
En Suite	9' 0" Max x 4' 04" Max or 2.74m Max x 1.32m Max
Bedroom 2	12' 08" x 8' 04" or 3.86m x 2.54m
Bedroom 3	12' 11" Max x 7' 09" Max or 3.94m Max x 2.36m Max



Ground Floor

All measurements are approximate and for display purposes only



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

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