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Queens Crescent, Garelochhead, Helensburgh, Argyll And Bute. G84 0DW





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Located within a popular and sought after pocket of Garelochhead, 18 Queens Crescent is a well-proportioned two-bedroom end-terrace villa that backs onto lovely mature woodland.

Internally the property offers spacious accommodation of around 765 square feet of living space. On entering there is a welcoming porch/sunroom which leads to a hallway which has a useful cupboard under the stairs. The lounge is a fabulous bright and airy room at over 20 feet in length with dual aspects over the front and rear gardens and ample space for a dining area if required. The kitchen is positioned to the rear of the ground floor and is fitted with traditional style units and worktops. There is a range of integral appliances, space for free-standing white goods and a courtesy door accessing the garden.

The upper level of the property has two double bedrooms both of which are excellent in size and have fitted wardrobes. The main bedroom has aspects over Queens Crescent and the second bedroom has views over the private garden and woodland to the rear of the building. The shower room is modern in design with a white suite and tiling.

Externally the property sits within a slightly elevated plot which is accessed via stairs to the front. The rear garden offers a level lawn and patio area and as mentioned backs onto woodland providing a lovely peaceful setting.

EPC Band D
Council Tax Band B



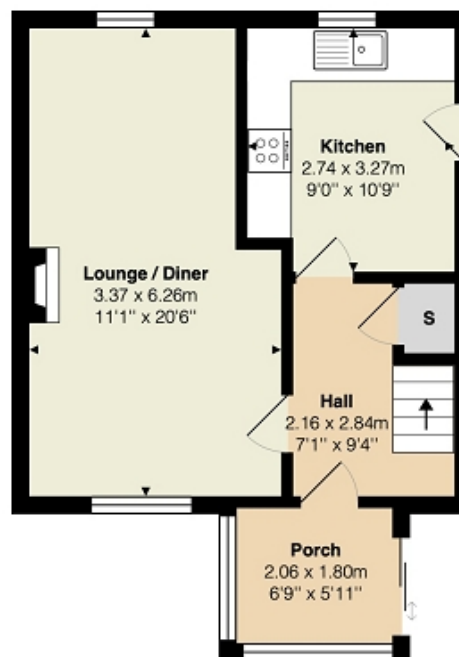
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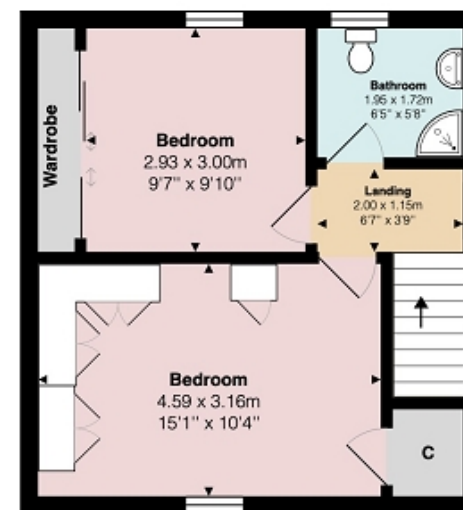


Measurements

Porch	6' 09" x 5' 11" or 2.06m x 1.80m
Hallway	9' 04" Max x 7' 01" Max or 2.84m Max x 2.16m Max
Lounge/diner	20' 06" Max x 11' 01" Max or 6.25m Max x 3.38m Max
Kitchen	10' 09" Max x 9' 0" Max or 3.28m Max x 2.74m Max
Landing	6' 07" x 3' 09" or 2.01m x 1.14m
Bedroom 1	15' 01" x 10' 04" or 4.60m x 3.15m
Bedroom 2	9' 10" x 9' 07" or 3.00m x 2.92m
Bathroom	6' 05" x 5' 08" or 1.96m x 1.73m



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

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