



34

Kildonan Drive, Helensburgh, Argyll And Bute. G84 9SA





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Located within the sought after Clyde Arran estate positioned on the upper east side of Helensburgh, 34 Kildonan Drive is a rarely available four-bedroom detached bungalow that sits within a lovely mature plot offering a high degree of privacy from neighbouring properties.

Internally the property is deceptive in size at around 1,160 square feet of living accommodation. On entering there is a welcoming hallway which has two useful store cupboards. The lounge is positioned to the front of the property and has a large opening leading to the separate dining room which also has a courtesy door accessing the integral garage. The property has an additional sitting room with patio doors into the garden and a small conservatory/garden room. The kitchen is fitted with modern units and worktops. There is a range of integral appliances and space for free-standing whitegoods. The property has four well-proportioned double bedrooms two of which have built-in wardrobes. There are two-bathroom facilities, one of which is formed as a wet room.

Externally the property sits within a beautiful established plot which has various mature shrubs and hedging. There is a lawn to the rear and various patios which enjoy the sun in the summer months. To the front is a private driveway for multiple vehicles and a single integral garage.

EPC Band C
Council Tax Band F



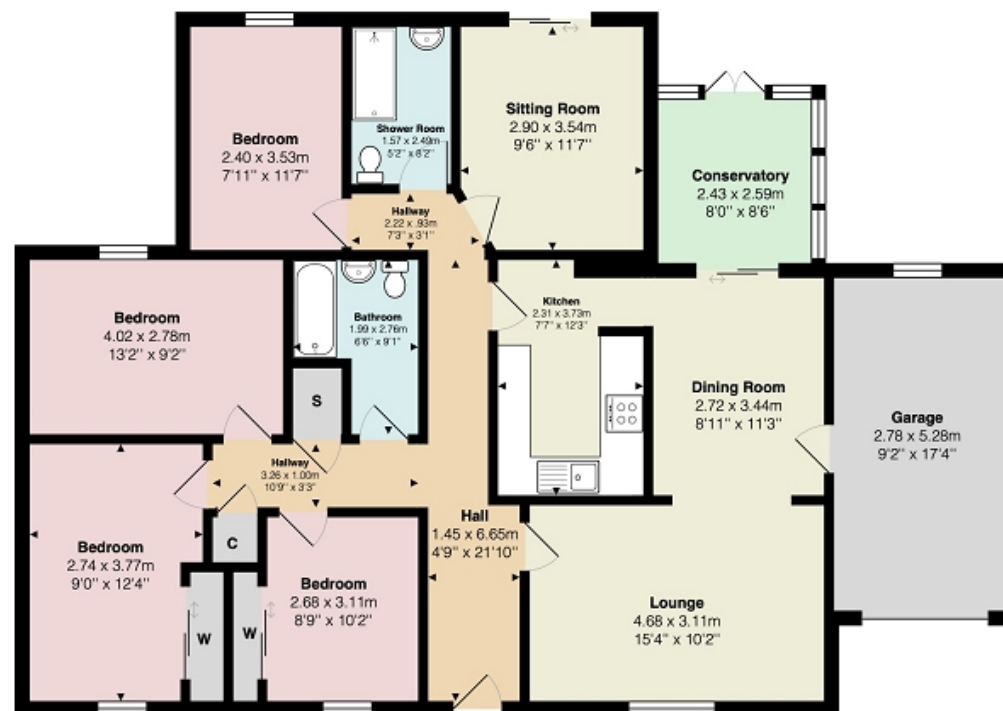
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Measurements

| | |
|--------------|---|
| Hallway | 21' 10" Max x 4' 09" Max or 6.65m Max x 1.45m Max |
| Lounge | 15' 04" x 10' 02" or 4.67m x 3.10m |
| Dining Room | 11' 03" x 8' 11" or 3.43m x 2.72m |
| Conservatory | 8' 06" x 8' 0" or 2.59m x 2.44m |
| Sitting room | 11' 07" x 9' 06" or 3.53m x 2.90m |
| Kitchen | 12' 03" Max x 7' 07" Max or 3.73m Max x 2.31m Max |
| Bedroom 1 | 13' 02" x 9' 02" or 4.01m x 2.79m |
| Bedroom 2 | 12' 04" Max x 9' 0" Max or 3.76m Max x 2.74m Max |
| Bedroom 3 | 10' 02" x 8' 09" or 3.10m x 2.67m |
| Bedroom 4 | 11' 07" x 7' 11" or 3.53m x 2.41m |
| Bathroom | 9' 01" x 6' 06" Max Max or 2.77m x 1.98m Max |
| Shower Room | 8' 02" x 5' 02" or 2.49m x 1.57m |
| GARAGE | 17' 04" x 9' 02" or 5.28m x 2.79m |



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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