



3

Redgauntlet Road, Helensburgh, Argyll And Bute. G84 7TW





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Located within the sought-after pocket of North Colgrain, 3 Redgauntlet Road is a spacious three-bedroom extended detached villa that sits within a magnificent mature plot extending to around a quarter of an acre, arguably one of the largest within the local area.

Internally the property is bright and airy and offers around 1,045 square feet of living accommodation. On entering there is a welcoming porch and hallway which has access to a useful cupboard and WC. The lounge is positioned to the front and has a large picture window with aspects to the front. The rear of the ground floor has a well-proportioned dining room, a sun room with patio doors leading to the garden and a modern kitchen which is fitted with white gloss units and good-quality worktops. There is a range of integral appliances including a Neff double oven and Microwave and space a free-standing washing machine.

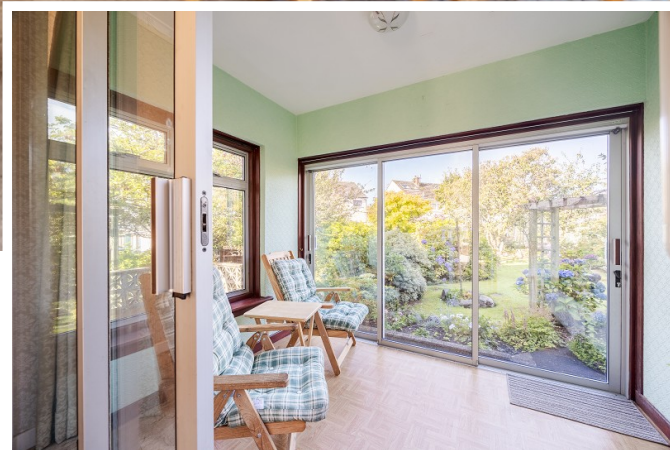
Upstairs the property has three-bedrooms two of which are excellent sized doubles both with built-in wardrobes and a third single. The main bedroom has far reaching views towards Ben Bouie and there is a good-sized family bathroom. Additional store cupboards are available on the landing.

Externally as mentioned the property has the most spectacular garden which has lots of lovely mature planting and lawn areas including a variety of fruit trees and vegetable plot. The garden offers a high degree of privacy from neighbouring properties and enjoys afternoon and evening sunshine in the summer months. To the front is a private driveway and large attached garage.

EPC Band D
Council Tax Band E



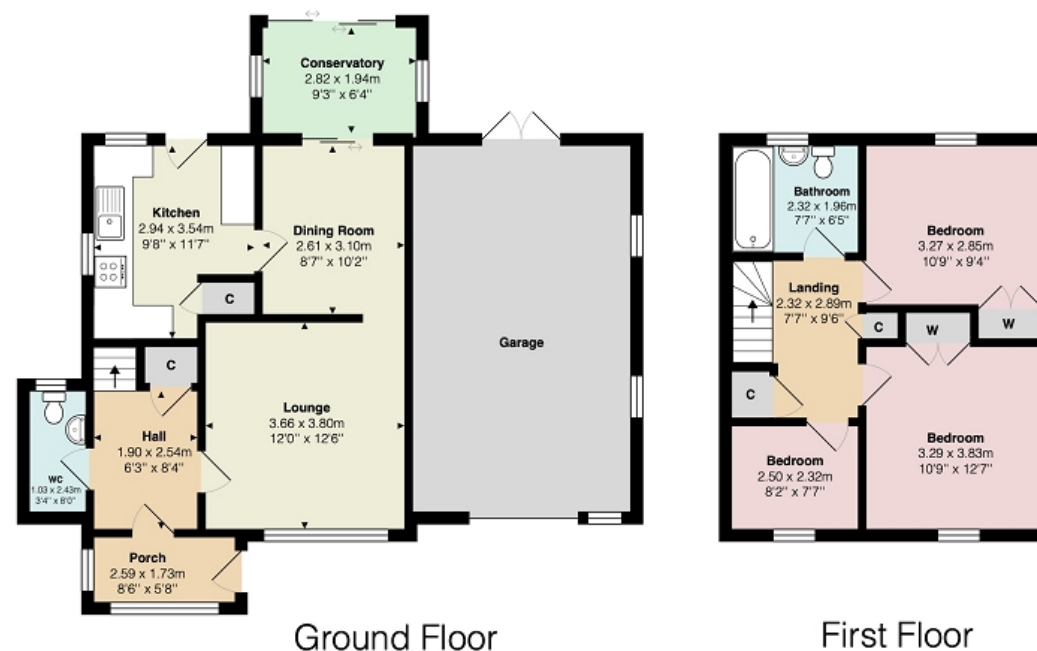
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Measurements

Porch	8' 06" x 5' 08" or 2.59m x 1.73m
Hallway	8' 04" x 6' 03" or 2.54m x 1.91m
WC	8' 0" x 3' 04" or 2.44m x 1.02m
Lounge	12' 06" x 12' 0" or 3.81m x 3.66m
Dining Room	10' 02" x 8' 07" or 3.10m x 2.62m
Conservatory	9' 03" x 6' 04" or 2.82m x 1.93m
Kitchen	11' 07" Max x 9' 08" Max or 3.53m Max x 2.95m Max
Landing	9' 06" x 7' 07" or 2.90m x 2.31m
Bedroom 1	12' 07" x 10' 09" or 3.84m x 3.28m
Bedroom 2	10' 09" x 9' 04" or 3.28m x 2.84m
Bedroom 3	8' 02" x 7' 07" or 2.49m x 2.31m
Bathroom	7' 07" x 6' 05" or 2.31m x 1.96m



All measurements are approximate and for display purposes only

Contact our office for further details



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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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