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East Duhill Drive, Helensburgh, Argyll And Bute. G84 9BE





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Located on the upper East side of Helensburgh, 2 East Duhill Drive is a fabulous extended four-bedroom villa that enjoys a large south facing garden and a lovely quiet location tucked away off Sinclair Street.

Internally the property is extremely deceptive in size and offers around 1,320 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 and has a gorgeous wood-burning stove ideal for using in the winter months. There are two further reception rooms, one utilised as a dining room and one as a family room which has patio doors leading to the garden. The kitchen/breakfast room is an excellent size and has a good-sized breakfast bar ideal for informal dining. The kitchen itself is fitted with modern units and worktops with a range of integral appliances, space for free-standing white goods, a courtesy door accessing outside and a useful utility room. Completing the ground floor is a double bedroom and modern shower room.

Upstairs the property has three further bedrooms two of which have dual aspects and the main has an En-suite shower room (currently only used as a WC). The family bathroom is modern in design with a neutral suite and tiling. The upper-level offers far reaching views over Helensburgh with the Clyde Estuary in the distance.

Externally the property has a beautiful south facing garden mainly laid to lawn with mature borders. There is a patio and larger decking area. To the front is a private mono-block driveway and single integral garage. Particular note should mention the property has been re-roofed in recent years.

EPC Band D
Council Tax Band E



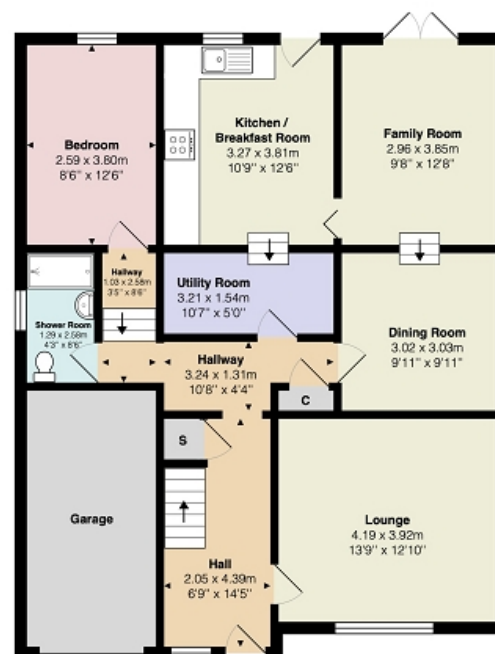
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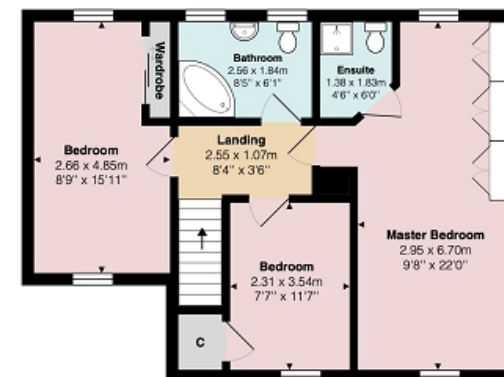


Measurements

Hallway	14' 05" Max x 6' 09" Max or 4.39m Max x 2.06m Max
Lounge	13' 09" x 12' 10" or 4.19m x 3.91m
Dining Room	9' 11" x 9' 11" or 3.02m x 3.02m
Family Room	12' 08" x 9' 08" or 3.86m x 2.95m
Kitchen/ Breakfast Room	12' 06" x 10' 09" or 3.81m x 3.28m
Utility Room	10' 07" x 5' 0" or 3.23m x 1.52m
Bedroom 4	12' 06" x 8' 06" or 3.81m x 2.59m
Shower Room	8' 06" x 4' 03" or 2.59m x 1.30m
Landing	8' 04" x 3' 06" or 2.54m x 1.07m
Bedroom 1	22' 0" Max x 9' 08" Max or 6.71m Max x 2.95m Max
En Suite	6' 0" Max x 4' 06" Max or 1.83m Max x 1.37m Max
Bedroom 2	15' 11" Max x 8' 09" Max or 4.85m Max x 2.67m Max
Bedroom 3	11' 07" x 7' 07" or 3.53m x 2.31m
Bathroom	8' 05" x 6' 01" or 2.57m x 1.85m



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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