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Old Barn Cottage , Camis Eskan , Helensburgh, Argyll And Bute. G84 7JZ





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Located within a beautiful rural courtyard development, 2 Old Barn Cottage is a magnificent semi-detached villa offering luxurious accommodation of over 3,300 square feet with Helensburgh town centre being accessible by car in around five minutes.

Built by the current owners around four years ago (KW Building) the property offers the perfect balance of a rural location yet is only minutes away from Helensburgh's excellent local amenities. The property is part of a gorgeous intimate courtyard development built around Camis Eskan Farm which was converted around 2006 with Old Barn Cottages being completed in 2020. Internally the property has been completed to the highest of standards and offers bespoke finishes throughout and vast living accommodation of over 3,300 square feet.

EPC Band C

Council Tax Band G





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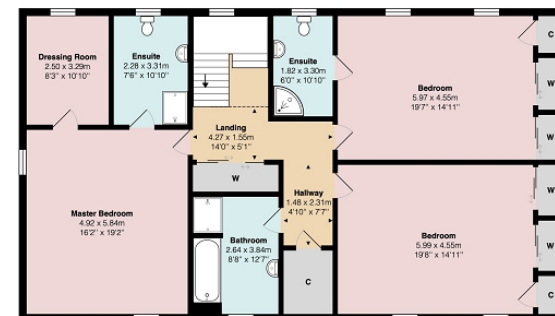


## Measurements

Porch	7' 01" x 5' 06" or 2.16m x 1.68m
Hallway	14' 09" Max x 13' 11" Max or 4.50m Max x 4.24m Max
Storage Cupboard	7' 01" x 4' 01" or 2.16m x 1.24m
WC	7' 08" x 6' 0" or 2.34m x 1.83m
Family Room	21' 08" x 17' 04" or 6.60m x 5.28m
Garden room	14' 06" x 9' 07" or 4.42m x 2.92m
Kitchen	13' 06" x 13' 04" or 4.11m x 4.06m
Dining Room	16' 11" x 16' 01" or 5.16m x 4.90m
Utility Room	9' 11" x 6' 03" or 3.02m x 1.91m
Bedroom 4	21' 11" x 12' 08" or 6.68m x 3.86m
Landing	14' 0" Max x 5' 01" Max or 4.27m Max x 1.55m Max
Hallway	7' 07" x 4' 10" or 2.31m x 1.47m
Bedroom 1	19' 02" x 16' 02" or 5.84m x 4.93m
En Suite	10' 10" x 7' 06" or 3.30m x 2.29m
Dressing Room	10' 10" x 8' 03" or 3.30m x 2.51m
Bedroom 2	19' 07" x 14' 11" or 5.97m x 4.55m



Ground Floor



First Floor

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



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