



21

Hermitage Avenue, Helensburgh. G84 7EF





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Located within the popular Hermitage Grange development within North Colgrain, 21 Hermitage Avenue is a gorgeous three-bedroom semi-detached villa completed in 2021 by builders Taylor Wimpey.

As part of the final phase of the development, 21 Hermitage Avenue was completed in 2021 and had many upgrades from build including a high spec kitchen and beautiful bathrooms. On entering there is a welcoming hallway which has a useful cupboard and WC. The lounge is a lovely size and has views to the front. The kitchen is to the rear of the ground floor and spans the full width of the property. The kitchen itself is fitted with modern white gloss units. There is a range of integral appliances including a dishwasher and under cabinet and kickboard lighting. The kitchen has ample space for a good-sized dining table and chairs, a handy store cupboard and patio doors accessing the garden.

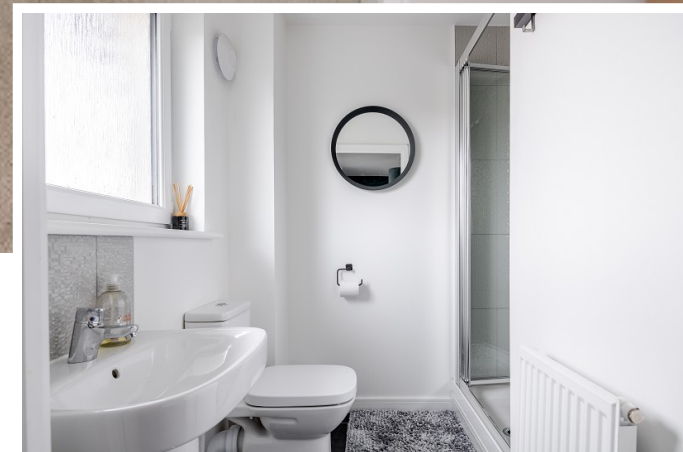
Upstairs the property has three well-proportioned bedrooms. The main bedroom has the advantage of built-in wardrobes and a luxurious En-suite shower room. The family bathroom is also beautifully fitted and as mentioned all bathrooms were upgraded at build stage and included stunning tiling and sanitary ware. The property is double glazed throughout and has modern gas central heating.

Externally the property enjoys a south facing rear garden which is fully enclosed by a timber fence with a large patio area ideal for using in the summer months. To the front the property has a small area of lawn and two private allocated parking spaces.

EPC Band B
Council Tax Band E



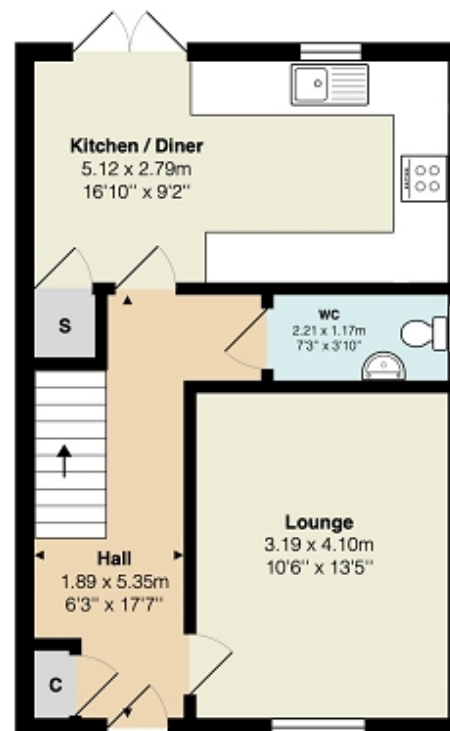
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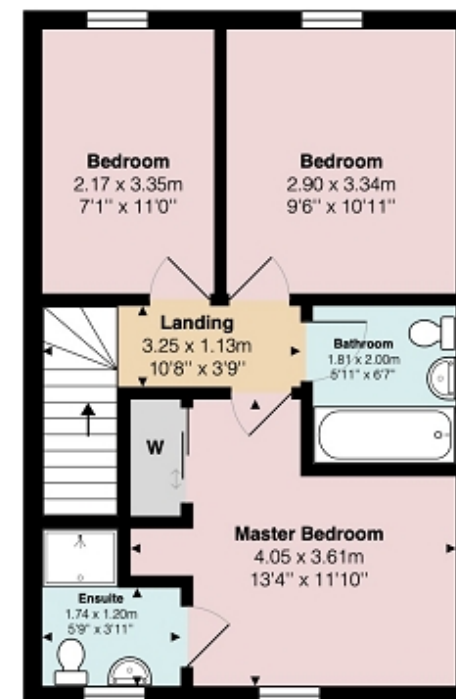


Measurements

Hallway	17' 07" Max x 6' 03" Max or 5.36m Max x 1.91m Max
WC	7' 03" x 3' 10" or 2.21m x 1.17m
Lounge	13' 05" x 10' 06" or 4.09m x 3.20m
Kitchen/Diner	16' 10" x 9' 02" or 5.13m x 2.79m
Landing	10' 08" x 3' 09" or 3.25m x 1.14m
Bedroom 1	13' 04" Max x 11' 10" Max or 4.06m Max x 3.61m Max
En Suite	5' 09" Max x 3' 11" Max or 1.75m Max x 1.19m Max
Bedroom 2	10' 11" x 9' 06" or 3.33m x 2.90m
Bedroom 3	11' 0" x 7' 01" or 3.35m x 2.16m
Bathroom	5' 11" x 6' 07" or 1.80m x 2.01m



Ground Floor



First Floor

All measurements are approximate and for display purposes only

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 January 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

Contact our office for further details



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