



**McArthur  
Stanton**  
Letting & Estate Agents

# Ruaig

The Cottage , The Clachan , Rosneath, Helensburgh, Argyll And Bute. G84 0RF



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Located within the picturesque village of Rosneath, Ruaig is an utterly charming three-bedroom attached cottage which is tucked away at the top of The Clachan.

Externally Ruaig is arguably one of the prettiest cottages to be marketed of late within the local area and is deceptive in size offering around 915 square of living space. On entering there is a welcoming hallway which has a useful store cupboard. The lounge is a lovely size with ample space for dining furniture if required. A rear hallway leads to an excellent sized kitchen and bathroom. The rear hallway also has a courtesy door accessing the private garden. Completing the ground floor is a large double bedroom which could be utilised as a second reception room if preferred.

Upstairs the cottage has two further double bedrooms both of which have Velux style windows.

Externally the cottage has a private garden to the rear of the property which offers a high degree of privacy, mature planting and an area of lawn. The location of the cottage is ideal being a short walk to the village shop and bus services.

EPC Band F  
Council Tax Band D





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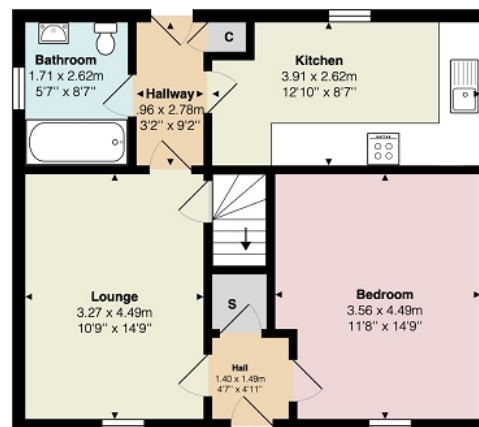




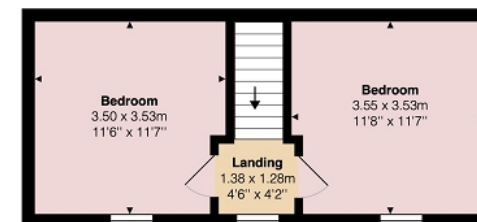


## Measurements

Hallway	4' 11" x 4' 07" or 1.50m x 1.40m
Lounge	14' 09" x 10' 09" or 4.50m x 3.28m
Hallway	9' 02" x 3' 02" or 2.79m x 0.97m
Kitchen	12' 10" Max x 8' 07" Max or 3.91m Max x 2.62m Max
Bathroom	8' 07" x 5' 07" or 2.62m x 1.70m
Bedroom 1	14' 09" Max x 11' 08" Max or 4.50m Max x 3.56m Max
Landing	4' 06" x 4' 02" or 1.37m x 1.27m
Bedroom 2	11' 08" Max x 11' 07" Max or 3.56m Max x 3.53m Max
Bedroom 3	11' 07" Max x 11' 06" Max or 3.53m Max x 3.51m Max



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

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