



**McArthur  
Stanton**

Letting & Estate Agents

**Rossarden**

Shore Road, Cove, Helensburgh, Argyll And Bute. G84 0NU



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Built in the mid 1980's Rossarden is a magnificent four-bedroom detached villa that enjoys a spectacular shore front position within the picturesque village of Cove.

Rossarden sits within a wonderful plot of around an acre and offers the most exceptional views over Loch Long and the Clyde Estuary. Internally the property is in beautiful order throughout and offers around 1,700 square feet of living space. On entering there is a welcoming hallway which has a useful store cupboard. The formal lounge and separate family room are south facing and have access to a gorgeous conservatory which is nearly twenty-five feet in length with panoramic views towards the water. The kitchen is fitted with modern dark grey gloss units and contrasting worktops. There is a full range of integral appliances and a good-sized dining area with ample space for a large table and chairs. Adjoining the kitchen is a handy utility room which has a courtesy door accessing the garden. Completing the ground floor is the fourth bedroom which has built-in wardrobes and a stunning wet-room.

Upstairs Rossarden has three further bedrooms. The main bedroom is particularly spacious and has arguably one of the best views from the property. There is also a luxurious En-suite bathroom and lots of storage with the second bedroom having an En-suite WC. The property is double glazed throughout and has recently had a new composite front door.

Externally Rossarden sits within the most amazing plot which offers a high degree of privacy from neighbouring properties. The gardens are mainly laid to lawn with mature plants and shrubs including a selection of fruit trees and feature pond. There is a detached double garage with automatic door and a sweeping driveway offering parking for multiple vehicles.

EPC Band E, Council Tax Band F







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## Measurements

Hallway	5' 07" x 4' 07" or 1.70m x 1.40m
Hallway	9' 09" Max x 8' 10" Max or 2.97m Max x 2.69m Max
Lounge	19' 04" x 13' 04" or 5.89m x 4.06m
Family Room	10' 02" x 9' 10" or 3.10m x 3.00m
Conservatory	23' 11" x 10' 07" or 7.29m x 3.23m
Kitchen	9' 09" x 8' 04" or 2.97m x 2.54m
Dining Room	9' 09" Max x 9' 09" Max or 2.97m Max x 2.97m Max
Utility Room	9' 10" x 4' 11" or 3.00m x 1.50m
Bedroom 4	13' 03" Max x 9' 05" Max or 4.04m Max x 2.87m Max
Wet-Room	9' 02" x 5' 08" or 2.79m x 1.73m
Landing	8' 03" x 5' 01" Max Max or 2.51m x 1.55m Max
Bedroom 1	14' 06" x 10' 10" or 4.42m x 3.30m
En Suite	9' 02" x 5' 02" or 2.79m x 1.57m
Bedroom 2	12' 09" Max x 9' 04" Max or 3.89m Max x 2.84m Max
En Suite	4' 0" x 3' 10" or 1.22m x 1.17m
Bedroom 3	11' 08" x 11' 08" or 3.60m x 3.60m

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

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