



6

Templeton Way, Helensburgh. G84 8FA





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Located on the lower west side of Helensburgh, 6 Templeton Way is a beautifully presented four-bedroom detached villa which was built around five years ago by Persimmon Homes and forms part of the sought-after Duchess Gait development.

One of only two properties of this style, 6 Templeton Way has the advantage of being at the beginning of the development and has lovely open views to the front and offers around 1,130 square feet of living space. On entering there is a welcoming hallway which has a useful store cupboard. There are two bright and airy reception rooms, the formal lounge has dual aspects with the other being utilised as a dining room both of which are south facing. The kitchen is fitted with modern gloss units and worktops. There is a range of integral appliances and space for free-standing white goods. The kitchen has ample space for a table and chairs or island style unit and patio doors giving access to the garden. Completing the ground floor is a handy WC/cloaks.

Upstairs the property has four well-proportioned bedrooms with the main having the luxury of an En-suite shower room. The family bathroom is also modern in design with a neutral suite and tiling. An additional store cupboard is also available on the landing. The property has modern double glazing, gas central heating and solar panel technology with the balance of the NHBC guarantee being available for the new owner.

Externally the property has easily maintained gardens with the rear garden being fully enclosed. There is a lovely patio and decking and a large shed which is included in the sale. To the front is a private double driveway and area of lawn.

EPC Band B
Council Tax Band F



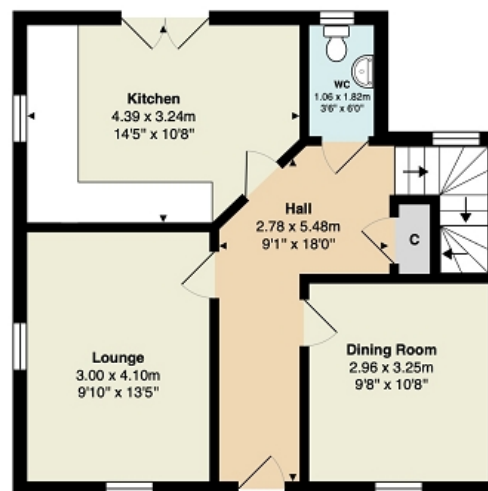
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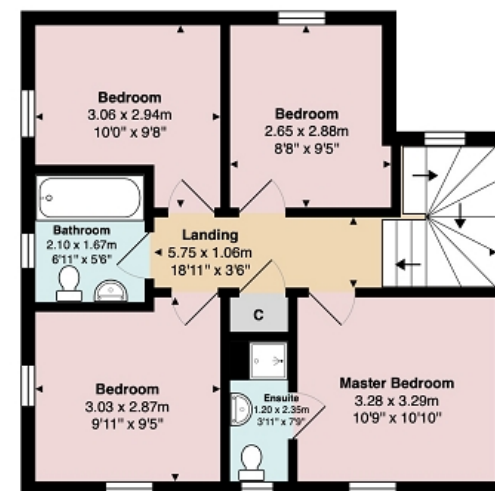


Measurements

Hallway	18' 0" Max x 9' 01" Max or 5.49m Max x 2.77m Max
Lounge	13' 05" x 9' 10" or 4.09m x 3.00m
Dining Room	10' 08" x 9' 08" or 3.25m x 2.95m
Kitchen	14' 05" Max x 10' 08" Max or 4.39m Max x 3.25m Max
WC	6' 0" x 3' 06" or 1.83m x 1.07m
Landing	18' 11" x 3' 06" or 5.77m x 1.07m
Bedroom 1	10' 10" x 10' 09" or 3.30m x 3.28m
En Suite	7' 09" x 3' 11" or 2.36m x 1.19m
Bedroom 2	9' 11" Max x 9' 05" Max or 3.02m Max x 2.87m Max
Bedroom 3	10' 0" Max x 9' 08" Max or 3.05m Max x 2.95m Max
Bedroom 4	9' 05" Max x 8' 08" Max or 2.87m Max x 2.64m Max
Bathroom	6' 11" x 5' 06" or 2.11m x 1.68m



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

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