



**McArthur
Stanton**
Letting & Estate Agents

Flat 1

Stroul Lodge , Clynder, Helensburgh, Argyll And Bute. G84 0QA

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Stroul Lodge is a magnificent B Listed Regency Mansion that is thought to originally date back to around the late 1820's. The building was converted into four properties around 1960 with Apartment 1 being vast in size at around 2230 square feet.

To the front of Stroul Lodge is a shared driveway with Apartment 1 having around 0.6 of an acre of private gardens that have gorgeous aspects over the Gareloch. Internally it must be said that the property is extremely special, with wonderful room proportions and original features throughout including working window shutters. On entering there is a Grand Hallway which has a study area to the rear. The lounge is beautiful space and has a large bay window over-looking the Gareloch. There is also ample space within the lounge to accommodate a dining table and chairs if required. The kitchen has recently been transformed with the installation of designer units and worktops and has a fabulous island ideal for informal dining. The kitchen has a range of high-end integral appliances, amazing views from its dual aspects and gorgeous refurbished floors.

The property has three excellent sized bedrooms two of which have access to bathroom facilities and the main has a large walk-in wardrobe/dressing room and breath-taking views. The bathroom is on a "Jack and Jill" arrangement and can be accessed from both the hall and second bedroom. It is fitted with a beautiful suite including a roll top bath. The second bathroom has recently been replaced with a traditional style suite, wood panelling and tiling. An internal staircase leads to a lower cellar and utility area which has a door to the rear of the building.

Externally as mentioned the property owns a fabulous area of private garden to the front of the building. The garden has a large lawn with lots of mature shrubs and trees. There is a shared driveway which has just been resurfaced and offers parking for residents of Stroul Lodge. EPC Band F, Council Tax Band D



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Measurements

Porch	11' 07" x 7' 03" or 3.53m x 2.21m
Hallway	19' 07" x 11' 08" or 5.97m x 3.56m
Lounge	26' 01" Max x 18' 10" Max or 7.95m Max x 5.74m Max
Kitchen/Diner	20' 04" Max x 16' 03" Max or 6.20m Max x 4.95m Max
Bedroom 1	19' 0" Max x 14' 11" Max or 5.79m Max x 4.55m Max
Dressing Room	10' 01" x 6' 0" Max Max or 3.07m x 1.83m Max
Bedroom 2	17' 05" x 13' 03" Max Max or 5.31m x 4.04m Max
Bathroom	12' 07" x 9' 10" or 3.84m x 3.00m
Bedroom 3	12' 08" Max x 10' 04" Max or 3.86m Max x 3.15m Max
En Suite	12' 05" Max x 6' 05" Max or 3.78m Max x 1.96m Max
Utility Room	8' 11" x 3' 06" or 2.72m x 1.07m



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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