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Endrick Wynd, Helensburgh, Argyll And Bute. G84 7SU





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Since completion in 2005 "The Hermitage" built by renowned builders Keir Homes has become one of Helensburgh's most sought-after modern developments located within the North Colgrain area of the town.

Positioned at the entrance of the development, 1 Endrick Wynd is a lovely four-bedroom detached villa offering around 1,300 square feet of living space and enjoys a gorgeous west facing rear garden. On entering there is a welcoming hallway which has a useful WC. The bay window lounge has views over the front garden and has had the recent addition of a beautiful wood-burning stove ideal for using in the winter months. Double doors from the lounge access a lovely dining room which has patio doors leading to the garden. The kitchen is fitted with modern units and worktops and has a range of integral appliances and space for free-standing white goods within the handy utility room which also has a courtesy door to the garden and an internal door to the garage.

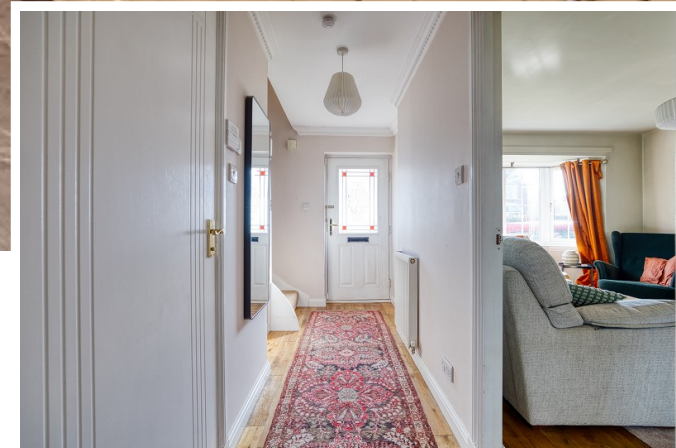
Upstairs the property has four bedrooms, three of which are doubles and the fourth is a good-sized single ideal for using as a home office or nursery. The main bedroom also has the luxury of an En-suite shower room and there is a modern family bathroom. The property has double glazing throughout and gas central heating with the boiler having been replaced with the last five years.

Externally the property sits within a lovely mature plot and as mentioned the rear garden faces west and enjoys the afternoon and evening sunshine. The garden is mainly laid to lawn and has newly installed raised beds and mature plants and shrubs. To the front is a private double driveway and integral single garage.

EPC Band C
Council Tax Band F



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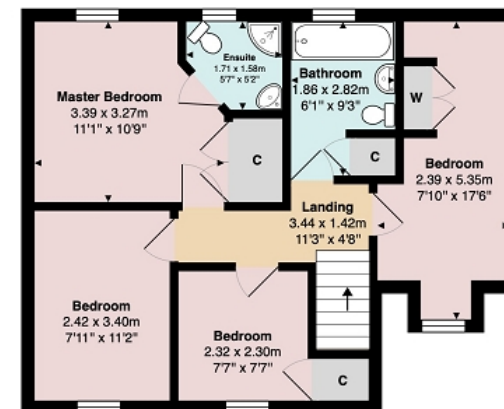


Measurements

Hallway	12' 04" Max x 3' 09" Max or 3.76m Max x 1.14m Max
WC	5' 10" x 3' 05" or 1.78m x 1.04m
Lounge	13' 11" Max x 11' 08" Max or 4.24m Max x 3.56m Max
Dining Room	9' 11" x 9' 06" or 3.02m x 2.90m
Kitchen	13' 06" x 9' 03" or 4.11m x 2.82m
Utility Room	10' 04" x 7' 09" or 3.15m x 2.36m
Landing	11' 03" Max x 4' 08" Max or 3.43m Max x 1.42m Max
Bedroom 1	11' 01" Max x 10' 09" Max or 3.38m Max x 3.28m Max
En Suite	5' 07" Max x 5' 02" Max or 1.70m Max x 1.57m Max
Bedroom 2	11' 02" x 7' 11" or 3.40m x 2.41m
Bedroom 3	17' 06" Max x 7' 10" Max or 5.33m Max x 2.39m Max
Bedroom 4	7' 07" x 7' 07" or 2.31m x 2.31m
Bathroom	9' 03" Max x 6' 01" Max or 2.82m Max x 1.85m 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 April 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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