



**McArthur  
Stanton**  
Letting & Estate Agents

# Shieling

Rosneath, Helensburgh, Argyll And Bute. G84 0PX



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Dating back to the mid 1800's, "Shieling" is an utterly charming detached stone cottage which has been sympathetically renovated and is tucked away offering a high degree of privacy from neighbouring properties.

Located on the boundary between Clynder and Rosneath, "Shieling" has been beautifully renovated over the last few years and retains charming features and modern comforts. The property is deceptively spacious at around 1,050 square feet. On entering there is a welcoming hallway which has access to a useful ground floor bathroom. The lounge is a gorgeous space with triple aspects, hardwood flooring and doors into a conservatory which has lovely views over the private gardens and patio doors leading to the outside areas. The kitchen/dining room is a fantastic size and is fitted with bespoke solid units and worktops. There is a magnificent electric Rangemaster Stove and traditional Belfast style sink. Adjoining the kitchen is a second conservatory which is utilised as a utility area and is plumbed for a washing machine and tumble drier.

Upstairs there is a spacious landing which has an area ideal for using as a home office. The property has three bedrooms, the main bedroom has a built-in cupboard and En-suite shower room and the second bedroom is very unique with a private external staircase ideal for letting potential. From the external staircase there are partial views towards the Gareloch and Shandon in the distance. The property is also fitted with a private LPG tank.

Externally "Shieling" sits within the most magical setting. The gardens offer areas of lawn and various seating spots ideal in the summer months. The property also has the advantage of a detached double garage and private parking within the gorgeous courtyard to the rear of the property.

EPC Band F  
Council Tax Band F





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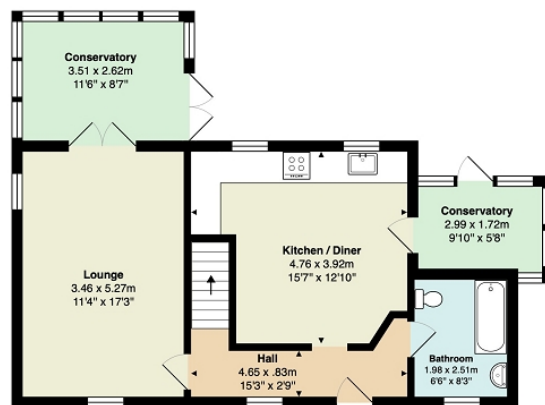






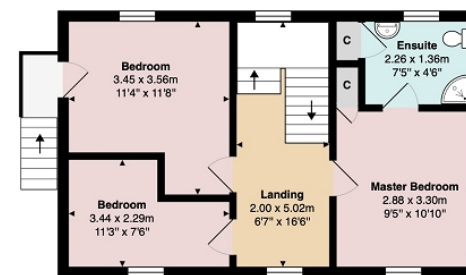
## Measurements

Hallway	15' 03" Max x 2' 09" Max or 4.65m Max x 0.84m Max
Lounge	17' 03" x 11' 04" or 5.26m x 3.45m
Conservatory	11' 06" x 8' 07" or 3.51m x 2.62m
Kitchen/Diner	15' 07" Max x 12' 10" Max or 4.75m Max x 3.91m Max
Conservatory	9' 10" x 5' 08" or 3.00m x 1.73m
Bathroom	8' 03" x 6' 06" or 2.51m x 1.98m
Landing	16' 06" Max x 6' 07" Max or 5.03m Max x 2.01m Max
Bedroom 1	10' 10" x 9' 05" or 3.30m x 2.87m
En Suite	7' 05" x 4' 06" or 2.26m x 1.37m
Bedroom 2	11' 08" Max x 11' 04" Max or 3.56m Max x 3.45m Max
Bedroom 3	11' 03" Max x 7' 06" Max or 3.43m Max x 2.29m Max



Ground Floor

All measurements are approximate and for display purposes only



First Floor

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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