



**McArthur
Stanton**
Letting & Estate Agents

Struan

Feuins Road , Portincaple, Garelochhead, Helensburgh, Argyll And Bute. G84 0ET

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Located within the picturesque hamlet of Portincaple, "Struan" sits within a sizeable plot with outstanding views towards Loch Long. The property is available as a cash purchase only due to the current condition of the property.

As mention the plot offers spectacular views towards Loch Long, surrounding countryside and mountains. Currently there is a two-bedroom detached bungalow on the plot which requires major refurbishment both internally and externally.

The plot has huge potential to remove the existing bungalow and build a new property on the grounds however this would require to be confirmed with Argyll & Bute Planning department as there is no planning in place for these changes.

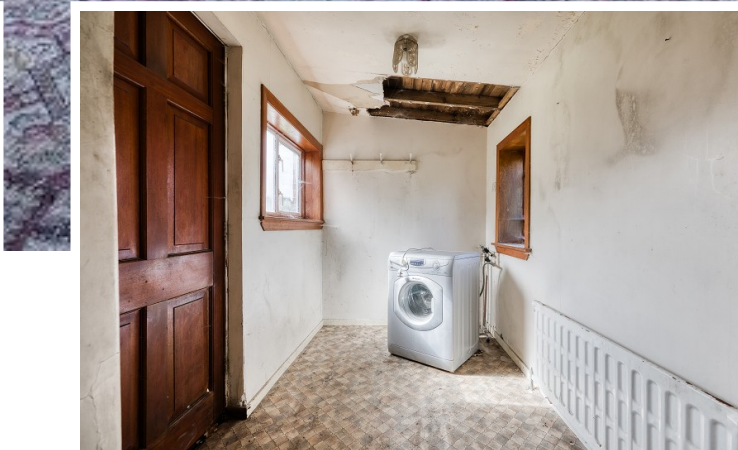
Due to the condition of the currently property "Struan" is only available as a cash purchase. No internal viewings are available due to structural issues of the property.

Please contact our Helensburgh Property office should you wish to visit the plot.

EPC Band G
Council Tax Band E



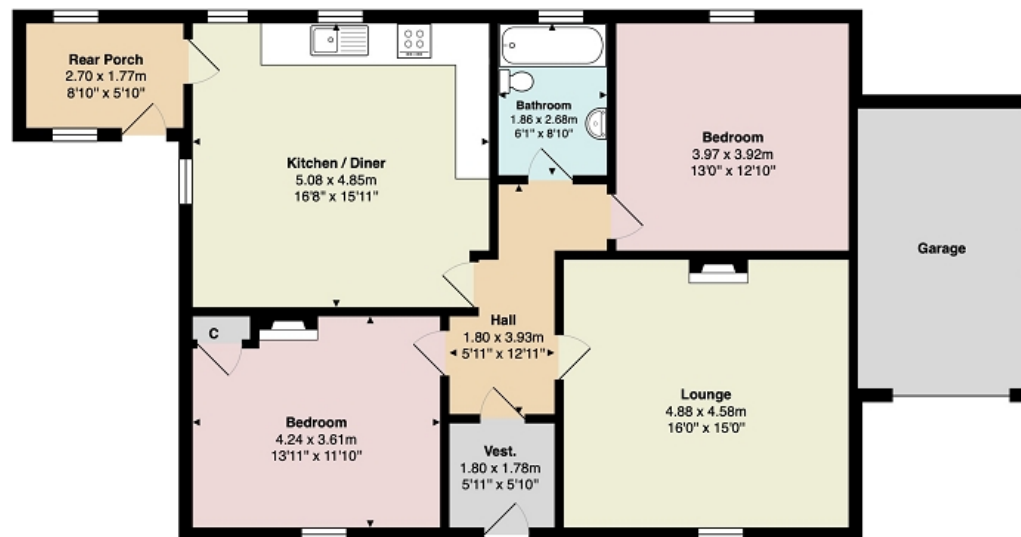
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Measurements

Hallway	12' 11" Max x 5' 11" Max or 3.94m Max x 1.80m Max
Lounge	16' 0" x 15' 0" or 4.88m x 4.57m
Kitchen/Diner	16' 08" Max x 15' 11" Max or 5.08m Max x 4.85m Max
Bedroom 1	13' 11" Max x 11' 10" Max or 4.24m Max x 3.61m Max
Bedroom 2	13' 0" x 12' 10" or 3.96m x 3.91m
Bathroom	8' 10" x 6' 01" or 2.69m x 1.85m
Porch	8' 10" x 5' 10" or 2.69m x 1.78m



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

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