



17

Lochranza Drive, Helensburgh, Argyll And Bute. G84 9DY





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Located within the sought-after Clyde Arran Estate, 17 Lochranza Drive is a well-proportioned three-bedroom detached villa offering around 1,000 square feet of living space.

Internally the property is bright and airy, on entering there is a welcoming hallway which has a handy WC. The lounge is a superb size with dual aspects over the front and rear gardens and ample space for a large dining table and chairs. The kitchen is fitted with modern units and worktops. There is a range of integral appliances and a door leading to a rear porch which has access to both the garden and integral garage.

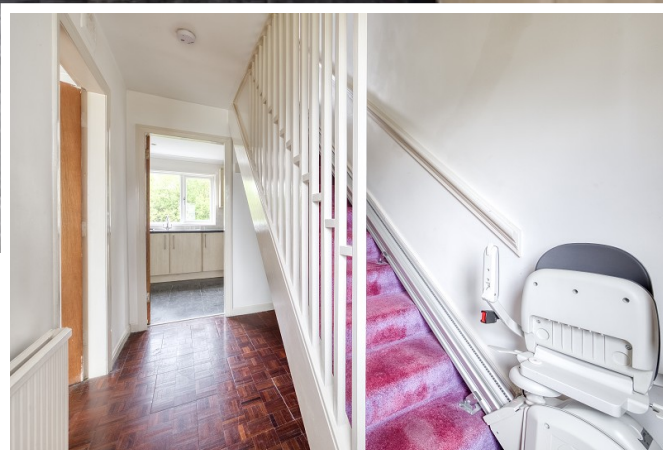
Upstairs the property has three bedrooms two of which are excellent sized doubles and the third is a good-sized single. All the bedrooms have built in storage with the main and third bedrooms having far reaching views towards Ben Bouie. The family bathroom is fitted with a neutral suite and tiling. The property is double glazed throughout and has gas central heating.

Externally the property has lovely mature gardens. The rear garden enjoys a west facing position and offers a high degree of privacy from neighbouring properties. To the front is a private driveway and integral single garage.

EPC Band D
Council Tax Band E



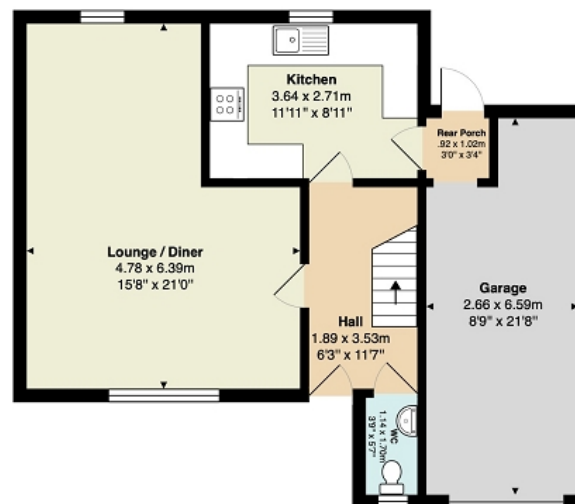
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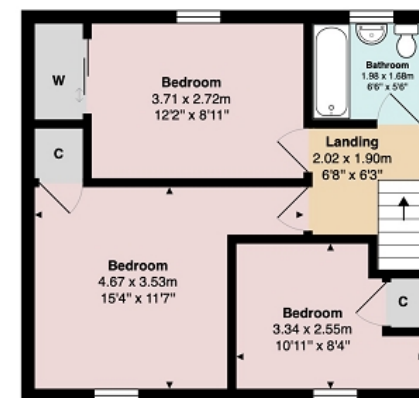


Measurements

Hallway	11' 07" Max x 6' 03" Max or 3.53m Max x 1.91m Max
WC	5' 07" x 3' 09" or 1.70m x 1.14m
Lounge/diner	21' 0" Max x 15' 08" Max or 6.40m Max x 4.78m Max
Kitchen	11' 11" x 8' 11" or 3.63m x 2.72m
Porch	3' 04" x 3' 0" or 1.02m x 0.91m
Landing	6' 08" Max x 6' 03" Max or 2.03m Max x 1.91m Max
Bedroom 1	15' 04" Max x 11' 07" Max or 4.67m Max x 3.53m Max
Bedroom 2	12' 02" x 8' 11" or 3.71m x 2.72m
Bedroom 3	10' 11" Max x 8' 04" Max or 3.33m Max x 2.54m Max
Bathroom	6' 06" x 5' 06" or 1.98m 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 May 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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