



**McArthur
Stanton**
Letting & Estate Agents

Rose Cottage

Spys Lane, Rhu, Helensburgh, Argyll And Bute. G84 8RA

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Located within the gorgeous conservation village of Rhu, "Rose Cottage" is an utterly charming detached cottage tucked away within an almost traffic free private lane shared between a small number of properties.

Dating back to around 1875 "Rose Cottage" has been extended over the years and offers all on the level accommodation which is immaculately presented. On entering there is a welcoming hallway which has a useful store cupboard. The lounge is lovely and bright with ample space for a dining table and chairs if required. Double doors from the lounge lead to a beautiful conservatory which has a patio door accessing the private garden. The kitchen is fitted with a selection of traditional style units and worktops. There is a range of integral appliances and space for free-standing white goods with a courtesy door opening onto a west facing patio. "Rose Cottage" has two double bedrooms one of which has lots of built in wardrobes and a modern shower room which has recently been upgraded. Particular note should mention that the property has had a new boiler and radiators fitted throughout within the last couple of years and has full double glazing.

Externally "Rose Cottage" has a beautiful west facing garden which has been cleverly designed with ease of maintenance in mind. There are various areas to sit and relax with the garden enjoying all day sunshine. To the front of the cottage are two private parking spaces.

EPC Band D
Council Tax Band D



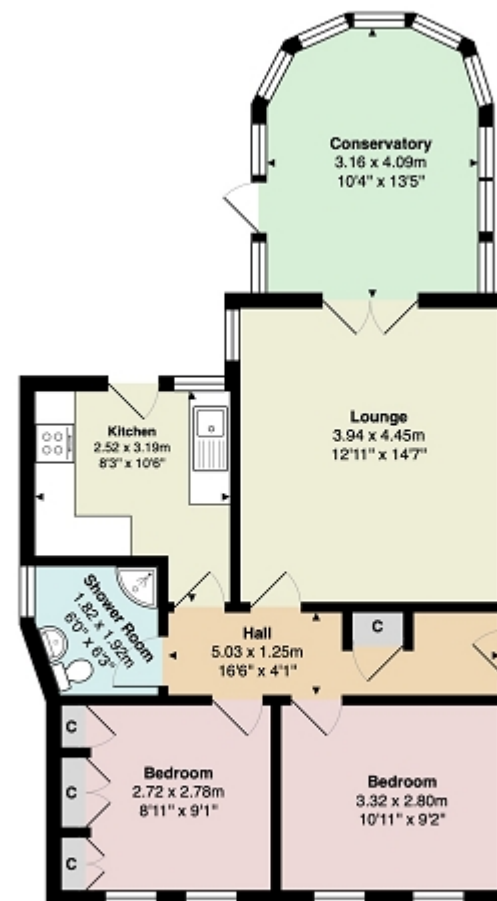
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Measurements

Hallway	16' 06" Max x 4' 01" Max or 5.03m Max x 1.24m Max
Lounge	14' 07" x 12' 11" or 4.45m x 3.94m
Conservatory	13' 05" Max x 10' 04" Max or 4.09m Max x 3.15m Max
Kitchen	10' 06" Max x 8' 03" Max or 3.20m Max x 2.51m Max
Bedroom 1	10' 11" x 9' 02" or 3.33m x 2.79m
Bedroom 2	9' 01" x 8' 11" or 2.77m x 2.72m
Shower Room	6' 03" Max x 6' 0" Max or 1.91m Max x 1.83m Max



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

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