



**McArthur  
Stanton**

Letting & Estate Agents

71

Drumfork Road, Helensburgh, Argyll And Bute. G84 7TN

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Located within the sought-after pocket of North Colgrain, 71 Drumfork Road is a fabulous extended three-bedroom semi-detached villa that enjoys breath-taking views over neighbouring countryside to the rear of the property.

One of only a handful of this house type within Drumfork Road, the property originally dates back to the mid 1980's and has been fully refurbished and extended by the current owners. The property offers spacious accommodation of over 1,000 square feet all of which is beautifully presented. On entering there is a welcoming hallway which has two handy cupboards and a useful ground floor WC. The lounge is an excellent size with a large picture window overlooking the front garden and a window with views to the rear. The lounge is cleverly designed with a low patrician wall creating two area one of which could be utilised as a home office space. The kitchen is a gorgeous room and has benefited from an extension which has a courtesy door accessing the garden. The kitchen is fitted with modern units and worktops and has a range of integral appliances, space for free-standing white-goods and ample room for a good-sized dining table and chairs.

Upstairs the property has three bright and airy bedrooms all of which have built-in storage with the bedroom to the rear having a gorgeous outlook over neighbouring farmland. Completing the internal accommodation is a stunning shower room with large enclosure and heated towel rail. The property is fully double glazed and has gas central heating. In addition, the property has had the soffits and fascia boards replaced.

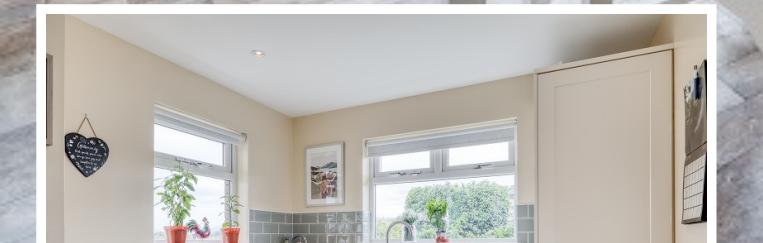
Externally the property has a beautifully tended level garden which also have a lovely patio. The rear garden enjoys afternoon/evening sunshine and has a summer house, shed and greenhouse. To the side of the property is a private driveway.

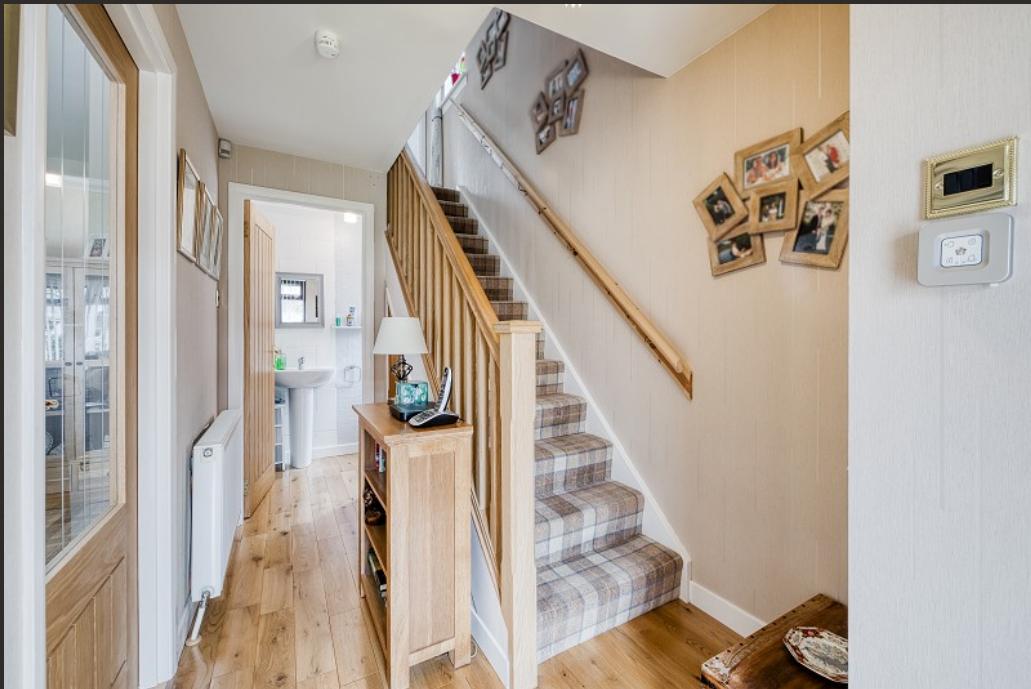
EPC Band C, Council Tax Band E



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## Measurements

Hallway	12' 11" Max x 6' 02" Max or 3.94m Max x 1.88m Max
WC	6' 02" x 3' 11" or 1.88m x 1.19m
Lounge	17' 06" Max x 13' 0" Max or 5.33m Max x 3.96m Max
Dining Room	11' 01" x 9' 0" or 3.38m x 2.74m
Kitchen	18' 10" x 10' 01" or 5.74m x 3.07m
Landing	6' 10" Max x 6' 03" Max or 2.08m Max x 1.91m Max
Bedroom 1	12' 05" Max x 11' 09" Max or 3.78m Max x 3.58m Max
Bedroom 2	12' 05" Max x 8' 08" Max or 3.78m Max x 2.64m Max
Bedroom 3	9' 02" x 8' 01" or 2.79m x 2.46m
Bathroom	8' 05" x 6' 07" or 2.57m x 2.01m



Ground Floor

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

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