





A, Colgrain Farm House , Colgrain , Cardross , Dumbarton, Dunbartonshire. G82 5HG





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Located on the outskirts of Helensburgh, A Colgrain Farm House is a unique and cleverly configured Farm House conversion originally dating back to the late 1800's.

The farm house itself has been converted into three dwellings with this particularly property being the largest within the development offering around 1,700 square feet of living space.

EPC Band C

Council Tax Band C







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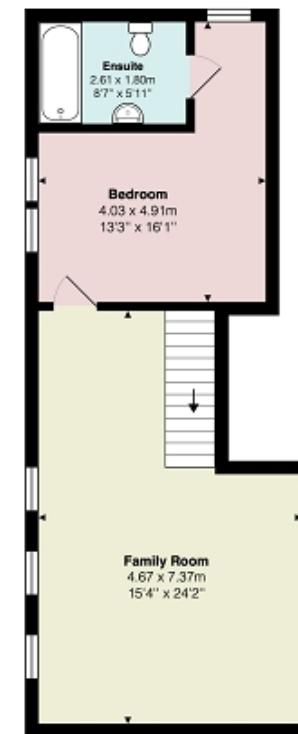


## Measurements

Hallway	14' 11" Max x 12' 04" Max or 4.55m Max x 3.76m Max
Lounge	17' 02" x 13' 07" or 5.23m x 4.14m
Kitchen/Diner	18' 09" x 14' 0" or 5.72m x 4.27m
Bedroom 1	13' 06" x 10' 08" or 4.11m x 3.25m
En Suite	7' 09" x 6' 04" or 2.36m x 1.93m
Bedroom 2	13' 06" Max x 11' 10" Max or 4.11m Max x 3.61m Max
Bathroom	9' 06" x 7' 03" Max Max or 2.90m x 2.21m Max
Family Room	24' 02" Max x 15' 04" Max or 7.37m Max x 4.67m Max
Bedroom 3	16' 01" Max x 13' 03" Max or 4.90m Max x 4.04m Max
En Suite	8' 07" x 5' 11" or 2.62m x 1.80m



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

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