



18

Maclachlan Road, Helensburgh, Argyll And Bute. G84 9BU





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Located on the upper east side of Helensburgh, The Glade Estate was originally built in the late 1960's and offers a range of family homes of different styles and sizes.

18 Maclachlan Road sits within a wonderful south facing plot offering a high degree of privacy from neighbouring properties and is deceptive in size at around 1,400 square feet. On entering there is a welcoming hallway which has two useful store cupboards. The lounge is a fabulous room and has ample space for a large dining table and chairs. The lounge has beautiful patio doors which access a raised patio that over looks the garden. A door from the lounge leads to a handy study ideal for home working which in addition has a door into the garage which has planning permission in place to convert.

The kitchen is fitted with modern units and worktops and has the advantage of an adjoining utility room and WC. The ground floor of the property two bedrooms one of which has a wood-burning stove and could be utilised as an additional living space if required and a modern family bathroom.

Upstairs the property has two further bedrooms both of which are a superb size and have the advantage of built-in storage and the luxury of En-suite shower rooms. The upper level of the property enjoys far reaching views over Helensburgh with the Clyde Estuary in the distance. There is also additional storage available on the landing. The property has double glazed windows and gas central heating with a new boiler having been installed earlier in the year.

Externally the property has a beautiful south facing rear garden which has various places to sit and relax including a raised patio and a decking area. There is also a large summer house which will be included in the sale. To the front is a private driveway and attached integral garage which as mention has planning in place to covert into additional accommodation. EPC Band D, Council Tax Band F



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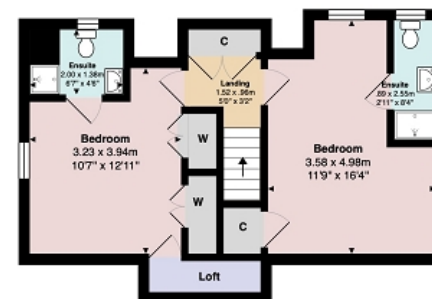
Measurements

Hallway	16' 04" Max x 6' 04" Max or 4.98m Max x 1.93m Max
Lounge/diner	21' 02" Max x 14' 02" Max or 6.45m Max x 4.32m Max
Study	10' 11" x 8' 09" or 3.33m x 2.67m
Kitchen	13' 09" Max x 8' 01" Max or 4.19m Max x 2.46m Max
Utility Room	7' 0" x 5' 07" or 2.13m x 1.70m
WC	5' 08" x 3' 05" or 1.73m x 1.04m
Bathroom	9' 04" Max x 6' 05" Max or 2.84m Max x 1.96m Max
Bedroom 1	15' 02" x 11' 08" Max Max or 4.62m x 3.56m Max
Bedroom 2	9' 06" x 9' 04" or 2.90m x 2.84m
Landing	5' 0" Max x 3' 02" Max or 1.52m Max x 0.97m Max
Bedroom 3	16' 04" Max x 11' 09" Max or 4.98m Max x 3.58m Max
En Suite	8' 04" x 2' 11" or 2.54m x 0.89m
Bedroom 4	12' 11" Max x 10' 07" Max or 3.94m Max x 3.23m Max
En Suite	6' 07" Max x 4' 06" Max or 2.01m Max x 1.37m Max



Ground Floor

All measurements are approximate and for display purposes only



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

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