



21

Crawford Drive, Helensburgh, Argyll And Bute. G84 9DL





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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.

Deceptive in size, 21 Crawford Drive is a spacious detached villa offering around 1,450 square feet of living space. The property sits with the most gorgeous gardens that back directly onto neighbouring woodland.

Internally the property is bright and airy, on entering there is a welcoming porch and hallway which has two useful store cupboards and access to handy WC. The lounge is to the front of the property and faces south with a large picture window and wood-burning stove, ideal for using all year round. The second reception room is currently set up as a dining room however could be utilised as a family room/snug if required. This space has double doors leading to a beautiful conservatory that overlooks the private rear gardens. The kitchen is fitted with traditional style units and worktops and has a range of integral appliances, space for free-standing white goods and a courtesy door accessing the outside areas. Completing the ground floor is a well-proportioned double bedroom.

Upstairs the property has two large double bedrooms one of which has an En-suite shower room. Both bedrooms upstairs have dual aspects and glorious far-reaching views over Helensburgh with the Clyde Estuary in the distance. Completing the upper level is a family bathroom and large walk-in store cupboard located on the landing.

Externally the property sits within the most gorgeous mature gardens which offer a high degree of privacy from neighbouring properties and as mentioned back directly onto woodland. The garden has a feature ornamental pond, summer house and bespoke greenhouse. There is also a detached wooden garage and private mono-block driveway. EPC Band C, Council Tax Band F



21
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Measurements

Hallway	17' 0" Max x 4' 07" Max or 5.18m Max x 1.40m Max
Lounge	17' 05" x 13' 03"Max Max or 5.31m x 4.04m Max
Dining Room	12' 01" x 9' 06" or 3.68m x 2.90m
Conservatory	14' 0" Max x 10' 03" Max or 4.27m Max x 3.12m Max
Kitchen	14' 01" x 11' 04"Max Max or 4.29m x 3.45m Max
Bedroom 3	13' 09" x 9' 05" or 4.19m x 2.87m
WC	6' 03" x 4' 03"Max Max or 1.91m x 1.30m Max
Landing	7' 08" x 5' 0" or 2.34m x 1.52m
Bedroom 1	18' 07" Max x 9' 06" Max or 5.66m Max x 2.90m Max
En Suite	5' 09" x 5' 03" or 1.75m x 1.60m
Bedroom 2	15' 03" Max x 13' 02" Max or 4.65m Max x 4.01m Max
Bathroom	11' 07" x 6' 04"Max Max or 3.53m x 1.93m Max



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.

21

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