



2

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





2

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



Located within the gorgeous conservation village of Rhu, 2 Spys Lane is a modern three-bedroom semi-detached villa tucked away within an almost traffic free private lane shared between a small number of properties.

Internally the property is in beautiful condition throughout and has been upgraded and modernised by the current owners who have lived in the property for just under thirty years. On entering there is a welcoming porch which leads to a gorgeous lounge overlooking Spys Lane itself. A door from the lounge accesses the fabulous kitchen which spans the width of the property and is fitted with modern white gloss units benefitting from a full range of integral appliances including a dishwasher. The kitchen also has ample space for a small dining table and chairs if required. A courtesy door from the kitchen leads to a wonderful conservatory which has views over the private garden. Completing the ground floor is the third bedroom which has the luxury of an En-suite shower room.

Upstairs the property has two further bedrooms both of which are an excellent size. All of the bedrooms have built-in storage with two additional cupboards available, one in the lounge and one on the landing. Completing the upper level is a stunning re-fitted shower room which has a contemporary suite and wet wall for ease of maintenance.

Externally the property sits within beautifully maintained gardens which enjoy a west facing position with lots of afternoon and evening sunshine in the summer months. The garden has various areas to sit and relax, large areas of lawn and a useful external cupboard. The property also has off-street parking for three vehicles.

EPC Band C
Council Tax Band E



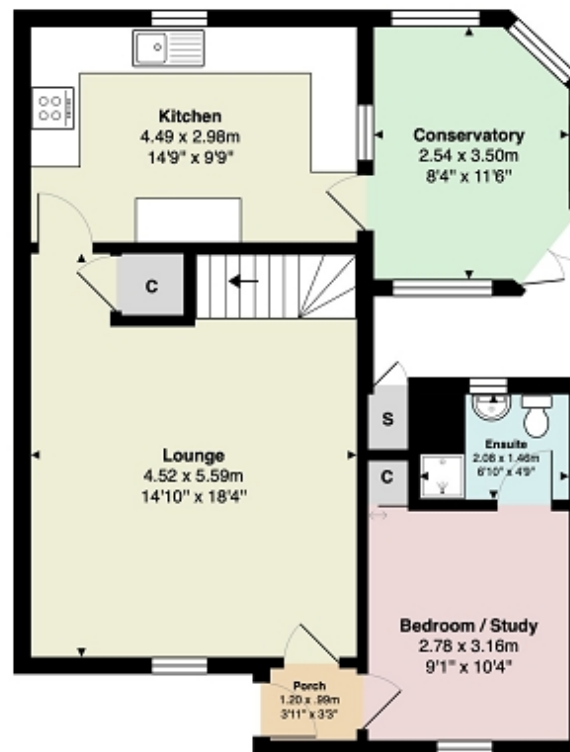
2
Spys Lane, Rhu, Helensburgh, Argyll And Bute. G84 8RA



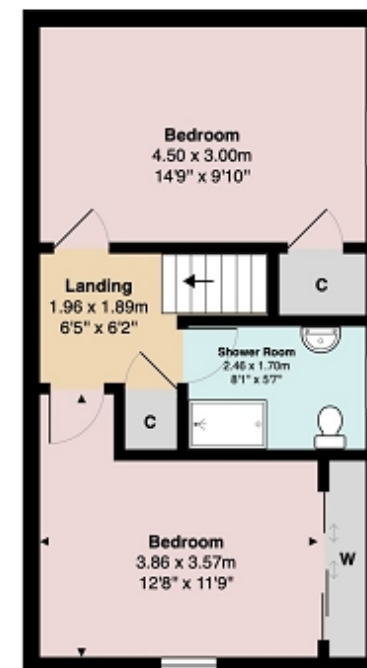


Measurements

Porch	3' 11" x 3' 03" or 1.19m x 0.99m
Lounge	59' 2" Max x 46' 3" Max or 18.04m Max x 14.10m Max
Kitchen	14' 09" x 9' 09" or 4.50m x 2.97m
Conservatory	11' 06" Max x 8' 04" Max or 3.51m Max x 2.54m Max
Bedroom 3	10' 04" x 9' 01" or 3.15m x 2.77m
En Suite	6' 10" Max x 4' 09" Max or 2.08m Max x 1.45m Max
Landing	6' 05" Max x 6' 02" Max or 1.96m Max x 1.88m Max
Bedroom 1	14' 09" x 9' 10" or 4.50m x 3.00m
Bedroom 2	12' 08" x 11' 09" Max Max or 3.86m x 3.58m Max
Shower Room	8' 01" x 5' 07" or 2.46m x 1.70m



Ground Floor



First Floor

Contact our office for further details



rightmove
find your happy

All measurements are approximate and for display purposes only.
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.

2

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

