



10

Edward Drive, Helensburgh, Argyll And Bute. G84 9QP





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Located on the upper west side of Helensburgh, 10 Edward Drive is a well-proportioned four-bedroom detached villa that sits within a superb sized garden with a private driveway and attached double garage.

Internally the property is bright and airy and offers around 1,500 square feet of living space. On entering there is a large reception hallway which has a useful store cupboard and access to a ground floor WC. The lounge is a fabulous space that spans the width of the property and enjoys dual aspects over the front gardens. The dining room is also accessed from the hallway and could be utilised as a family room/snug if required. The kitchen is fitted with a selection of units and worktops. There is a range of integral appliances and space for free-standing white goods. Additionally, there is a handy utility room which has a sink and plumbing for a washing machine. Adjoining the utility room is a large conservatory which overlooks the rear garden.

Upstairs the property has four spacious bedrooms three of which have built-in wardrobes/storage and a modern family bathroom. The property has double glazed windows and gas central heating with a new boiler having been installed earlier this year.

Externally the property sits within a large private garden with the rear being particularly spacious and mainly laid to lawn. There is a variety of mature plants and trees with a replaced timber fence. To the front is a private driveway and attached double garage.

EPC Band D
Council Tax F



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Measurements

Hallway	16' 0" Max x 9' 03" Max or 4.88m Max x 2.82m Max
WC	5' 0" x 4' 09" or 1.52m x 1.45m
Lounge	22' 05" x 13' 05" or 6.83m x 4.09m
Dining Room	12' 0" x 9' 11" or 3.66m x 3.02m
Kitchen	9' 10" x 8' 09" or 3.00m x 2.67m
Utility Room	8' 01" x 6' 06" or 2.46m x 1.98m
Conservatory	13' 06" Max x 8' 09" Max or 4.11m Max x 2.67m Max
Landing	11' 09" x 3' 03" or 3.58m x 0.99m
Bedroom 1	12' 02" x 11' 06" or 3.71m x 3.51m
Bedroom 2	14' 09" x 9' 11" or 4.50m x 3.02m
Bedroom 3	9' 11" x 9' 06" or 3.02m x 2.90m
Bedroom 4	10' 09" Max x 9' 07" Max or 3.28m Max x 2.92m Max
Bathroom	8' 04" x 6' 04" or 2.54m x 1.93m



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

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**McArthur
Stanton**
Letting & Estate Agents