



2

Myrtle Park , Shore Road , Cove, Helensburgh, Argyll And Bute. G84 0NP





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Located within the beautiful village of Cove, 2 Myrtle Park occupies the first floor of a C listed mansion house and offers breath-taking views over Loch Long and the Firth of Clyde. Deceptive in size the property has over 1,700 square feet of living space.

Access to the property is via a private main door access to the side of the building. On entering there is a welcoming hallway which has a large store cupboard. A magnificent staircase leads to a half landing/utility area, balcony and the fourth bedroom which is currently utilised as a home office. The main landing has two useful store cupboards and a recently modernised shower room. The lounge is vast in size and has a large bay window which enjoy the spectacular views and ample space for a dining table and chairs. The kitchen is fitted with traditional style units, modern worktops with lots of space for free-standing white goods. The kitchen also faces south towards the water.

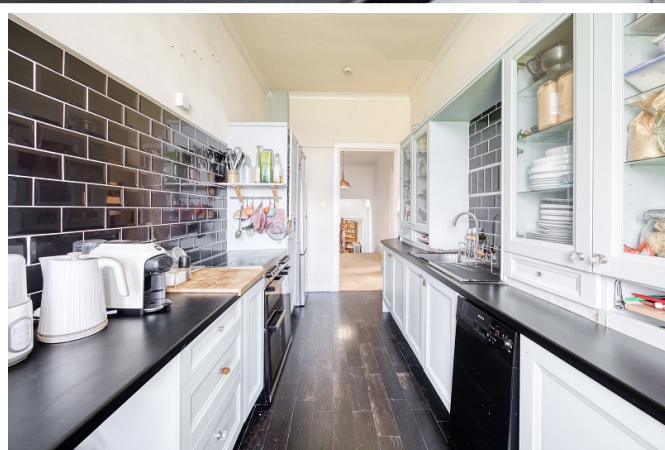
The main level of the property has three superb sized double bedrooms. The main bedroom also has a large south facing bay window, a cleverly designed dressing area and En-suite bathroom. As mentioned, there is an additional shower room accessed from the landing. The property has recently had a number of the windows replaced with high performance double glazing.

Externally Myrtle Park sits within expansive mature gardens some of which are on a communal basis and some privately owned with number 2 having a large area of lawn. The property also has access to a garage and parking is available to the side of the building.

EPC Band E
Council Tax Band D



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Measurements

Hallway	10' 08" x 3' 04" or 3.25m x 1.02m
Storage Cupboard	6' 11" x 5' 06" or 2.11m x 1.68m
Hallway	6' 06" x 5' 08" or 1.98m x 1.73m
Bedroom 4	11' 07" Max x 9' 03" Max or 3.53m Max x 2.82m Max
Landing	24' 02" Max x 13' 04" Max or 7.37m Max x 4.06m Max
Shower Room	9' 10" x 3' 01" or 3.00m x 0.94m
Lounge	19' 05" Max x 15' 03" Max or 5.92m Max x 4.65m Max
Kitchen	15' 08" x 7' 05" or 4.78m x 2.26m
Bedroom 1	17' 04" Max x 14' 02" Max or 5.28m Max x 4.32m Max
Dressing Room	9' 02" x 4' 11" or 2.79m x 1.50m
En Suite	11' 04" x 4' 0" or 3.45m x 1.22m
Bedroom 2	13' 11" Max x 12' 09" Max or 4.24m Max x 3.89m Max
Bedroom 3	15' 03" Max x 14' 01" Max or 4.65m Max x 4.29m Max



Ground Floor

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 November 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