



**McArthur
Stanton**
Letting & Estate Agents

Ronvic

Church Road, Cove, Helensburgh, Argyll And Bute. G84 0LZ

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Located within the picturesque village of Cove, "Ronvic" is an individually built detached bungalow dating back to the early 1970's. Completed for the current owners the property sits within a vast plot which has various outbuildings.

Internally "Ronvic" is deceptive in size and offers around 1,100 square feet of living space with the addition of a substantial attic which has the potential to be developed into further accommodation (subject to relevant consents).

On entering there is a welcoming porch and entrance hallway which has various store cupboards and access to a newly installed shower room. The lounge enjoys dual aspects over the private gardens and has ample space for a dining area if required. The kitchen is to the rear of the property and is fitted with a selection of units and worktops with lots of space for free-standing white goods. Adjoining the kitchen is a large conservatory which has a door leading to the garden.

"Ronvic" has two spacious double bedrooms both of which have built-in wardrobes. The main bedroom also has an En-suite WC. As mentioned, the property has a fantastic attic space which is configured into three areas. This does have potential to be further developed subject to planning permission. The property has also had the benefit of a new roof which was carried out last year and a new boiler with the majority of the radiators also having been replaced.

Externally "Ronvic" sits within vast grounds. The rear of the plot enjoys an open outlook over neighbouring farmland. There are multiple outbuildings/ sheds some of which have power and light, ample parking facilities and an attached garage.

EPC Band E
Council Tax Band E



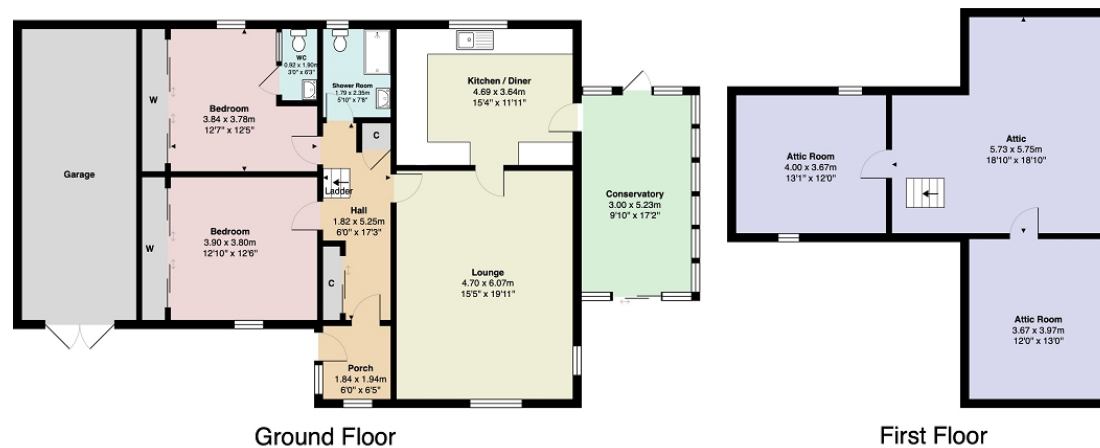
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Measurements

Porch	6' 05" x 6' 0" or 1.96m x 1.83m
Hallway	17' 03" Max x 6' 0" Max or 5.26m Max x 1.83m Max
Lounge	19' 11" x 15' 05" or 6.07m x 4.70m
Conservatory	17' 02" x 9' 10" or 5.23m x 3.00m
Kitchen/Diner	15' 04" x 11' 11" or 4.67m x 3.63m
Bedroom 1	12' 07" Max x 12' 05" Max or 3.84m Max x 3.78m Max
WC	6' 03" x 3' 0" or 1.91m x 0.91m
Bedroom 2	12' 10" x 12' 06" or 3.91m x 3.81m
Shower Room	7' 08" x 5' 10" or 2.34m x 1.78m



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 January 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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