



Portkill House
Kilcreggan, Helensburgh
G84 0LF

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Fixed Price £320,000

This spacious Upper Conversion has accommodation over two levels and is situated in an idyllic setting with breathtaking viewings to both the front and rear.

Portkill House is a substantial Detached Villa dating back to the 1850's with Flat 1 occupying the entire first and attic floor of the building and extending to c. 3330 sq ft which makes this a substantial family home.

The present owners have spent c. Â£50,000 over the last few months and carried out significant improvements to the roof, dormers and exterior facings to future proof this lovely home for many many years to come.

As the floor plan shows the house provides further options to enhance or change as required and indeed the double garage/work room on the ground level is large enough that this could also be changed into further accommodation such as a separate letting area, granny flat, self contained teenagers area or home cinema (subject to warrant).

The building itself has a painted stone exterior with a slate, hipped roof and large dormers to both the front and rear. Part of the recent improvements include the rear dormer and rear elevation which have been clad in low maintenance pvc and the fact the living area has windows opening to the balcony here makes this very nice backdrop.



Home Report Valuation £300,000

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Council Tax Band E

EPC Rating TBC



There is a very large garden area to the rear which is level, mainly lawned and includes garden pond and conifers at the rear. There is a large patio/balcony area on the first floor and accessed from the living room which has outside garden furniture, table and has stunning view at the rear.

Internally the accommodation comprises internal staircase leading to main hallway and on the ground floor level access to the large workroom (which was formerly the garage).

The dining sized kitchen has an excellent variety of floor and wall mounted units with integrated sink, windows to the front, ample worktop surface area and space at the far side for a large dining table.



Also on this level are four bedrooms, two of which have en suite areas with master also benefiting from a dressing room. At the rear of the house is a large main family/sitting area with doors at the rear opening to the balcony and at the far side of the room is a new shower room which also has a neat utility space for the washing machine and tumble dryer.

On the upper level the space is fantastic and is currently used a large games room with windows facing front and having great views and then a partition which separates this from a second vast room which would be an ideal additional sitting room or bedroom as requires. There are two new velux windows at the side and a new pvc window to the rear providing excellent outlook.



The property further benefits from central heating via LPG tank in the garden and has a space at the side for two cars although the gate to the rear can also be opened and gives access to the entire rear garden.

Vendor Comments

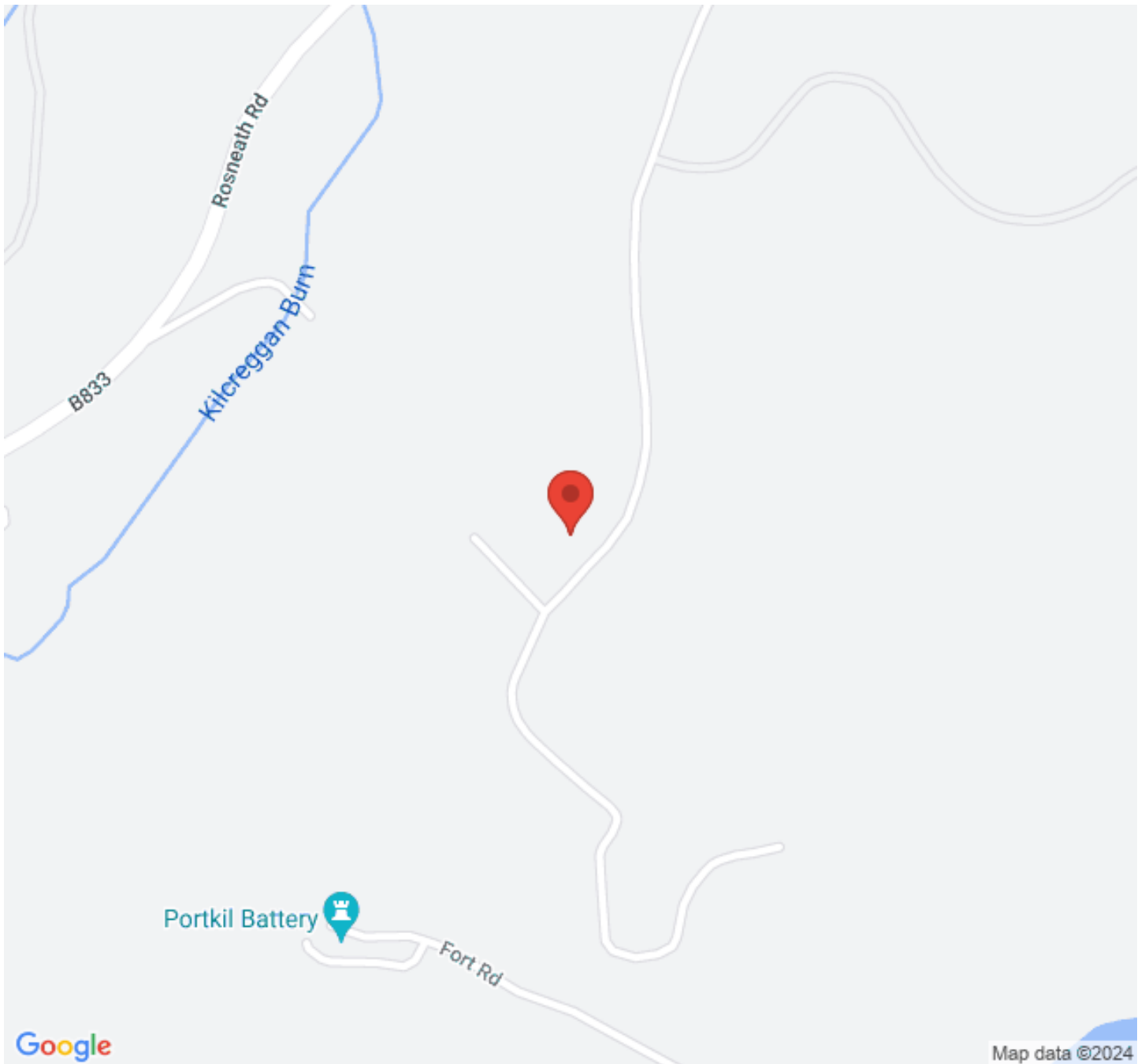
This is such a nice setting as the views to both front and rear are exceptional. Great to have such a large piece of land to the rear and the balcony enjoys some unbelievable sun sets.



Location

Portkil is a small hamlet on the outskirts of Kilcreggan and home to only a handful of other detached properties. It is perfectly positioned close to the villages of Kilcreggan and Cove which have a lovely community feel and offer a wide selection of amenities. These include local shops, a health centre, primary school in Kilcreggan and a pedestrian ferry service across to Gourrock. The nearby village of Rosneath has another primary school and a modern, well stocked Co-op store. Helensburgh is also within commuting distance in around twenty five minutes and Glasgow is easily accessible, as is the airport via the Erskine Bridge.





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