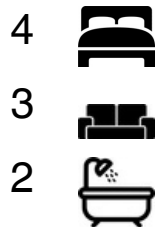




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Waverley Avenue
Helensburgh
G84 7JU



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Offers Over £325,000

An impressive, well presented traditional Semi Detached Villa situated in a lovely sought after location amidst good size level gardens to the front and rear.



Waverley Avenue is a very requested address within the lower East side of Helensburgh and is exceptionally handy for access to Hermitage Academy, Morrisons supermarket and surrounding woodland area.

This particular property has been successfully extended to the side and rear and now provides exceptional family sized accommodation over two levels.



At the front there is a wide mono block driveway providing parking for several vehicles and leading to the single garage. Adjacent to this, the garden is lawned with a fenced border at the side. Single garage with pitched roof, render exterior and up and over door.

The larger rear garden is also mainly lawned with low maintenance patio areas all of which being closed by timber fencing.

The property itself is traditionally constructed and has a combination of white smooth render with detailed facing brick beneath a hip re-tiled roof. The front also benefits from characterful bay windows and a lovely original arch brick entrance framing the front door. Internally the property has excellent size apartments over the two levels and has been modernised over the years to provide a nice pleasant interior.



Home Report Valuation
£340,000



The full accommodation comprises reception hallway, bay window front facing lounge, large separate family room or dining room and from here twin doors opening to a large former conservatory which has been enhanced with a lined and concrete tile roof to make this room much more usable throughout the year.

There is also a downstairs double bedroom/additional family room as required in the extended area of the house and this has also has a feature bay window to the front.



The kitchen has been extended and now provides an excellent open plan area which can be used as a large breakfast/dining space through to the modern well equipped kitchen. The kitchen has a range of floor and wall mounted storage units within integrated hob, oven and hood and a picture window to the rear overlooking the garden.

Also in the extended area there is a door leading to the rear utility space which gives access to the rear garden and comprises excellent walk in cupboard and a cleverly created modern downstairs showroom.



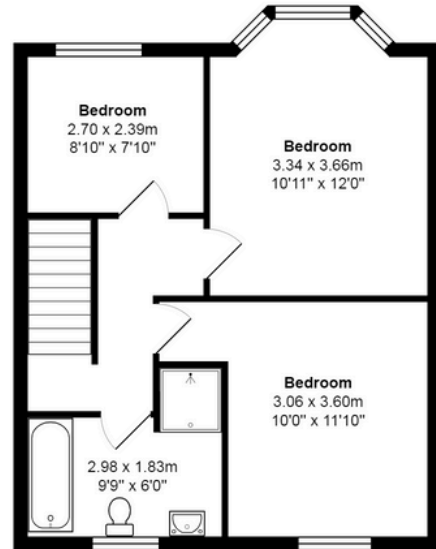
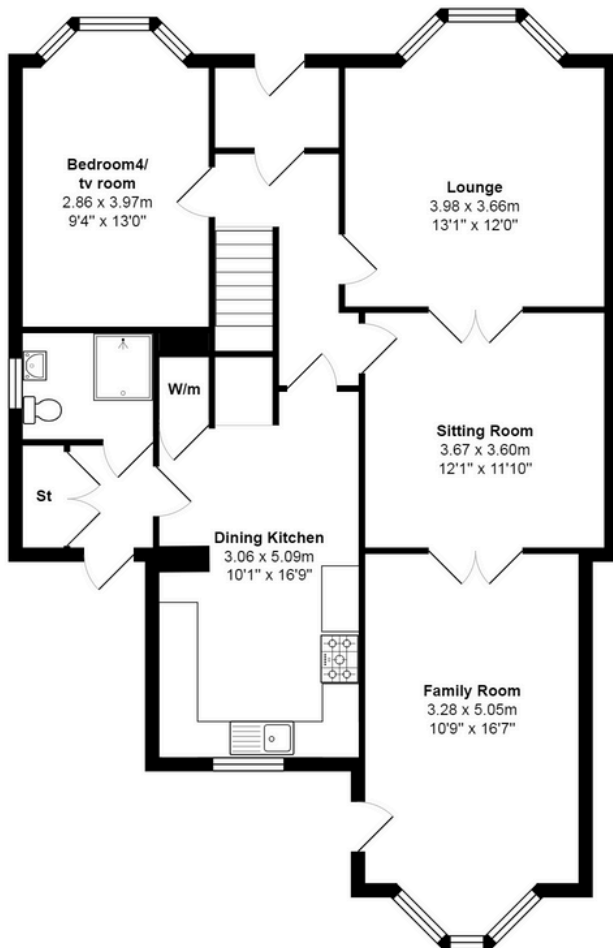
On the upper floor the landing provides access to three excellent size bedrooms and the main bathroom which has been upgraded to include a panelled bath, separate walk-in shower enclosure, wash handbasin and w.c. .

The landing has access via fold down ladder to a food size floored and lined loft space which could be used either for storage or as an ad hoc study.

The property further benefits from double glazing and has gas fired central heating.

Vendor Comments

This has been a fantastic family home as is such a nice street and so handy for everything. Particularly loved the large garden



All measurements are approximate and for display purposes only

Total Area: 142.2 m² ... 1530 ft²



Location

The property enjoys one of the best positions, with easy access on foot to Hermitage Academy, local primary schools and the Morrisons store. Craigendoran railway station is also within easy walking distance and the centre of Helensburgh is just a short distance away, providing a good selection of amenities including shops and supermarkets, banks, post office, bars, restaurants and cafes. Train services from Helensburgh run in to Glasgow and Edinburgh and there is also a sleeper service to London from Helensburgh Upper station. Helensburgh is surrounded by beautiful countryside and is within easy commuting distance of Glasgow and the international airport





www.propertybureau.co.uk

Glasgow Stirling **Helensburgh** Lanarkshire

20 Colquhoun Street, Helensburgh, Dunbartonshire, G84 8AJ

enquiries@propertybureau.co.uk
01436 674537

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

