



PROPERTY  
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LETTING & ESTATE AGENTS



Campbell Street  
Helensburgh  
G84 9QW

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## Offers Over £750,000

Dunarden is a substantial Detached Villa of around 4000 sq ft over three levels and has just undergone a comprehensive upgrade over the last few months. The house is being offered for sale in stunning condition with an impressive interior, new luxury dining kitchen, complete re wiring (2025) and new tasteful decoration throughout.

The house dates back to 1878 and was built with traditional sandstone under a hipped natural slate roof which includes dormer projections to the front which gives these particular rooms impressive views over the area and beyond to the Clyde Estuary.

The property sits within substantial garden grounds predominantly to the front of the building with the bottom of the driveway providing gated access. The gardens themselves consist of large lawned areas, well maintained and stocked borders and a selection of lovely mature trees, shrubs which is completed by new outside lighting.

There is also a side access from Campbell Street which gives access to a further driveway and access the large garage.

The sheltered entrance porch opens to the reception hallway with lovely stained glass front door and then original doors leading to the principal reception rooms and a wide staircase to the upper level.

The impressive lounge has a focal point fireplace and large bay window overlooking the front garden.



## Home Report Valuation £775,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band G

EPC Rating D





On the other side of the hallway is the second front facing bay window public room which is open plan at the rear to a very well presented dining room which features quality fitted furniture and lovely new ceiling lights.

Lovely bay window sitting room with an east facing window and a further fireplace. This room could also serve as a very useful downstairs bedroom.

A door from the main hall leads to the rear hallway which leads to a lovely new downstairs shower room, pantry and larder.



The new kitchen is a fantastic size and occupies a large area on the west side of the property. As the photos and tour show the kitchen is brand new and has a vast range of floor and wall units with quality fitted appliances, sinks and drainers, windows to the side and stable doors leading to the rear garden. The room is large enough and could also be used as a large dining kitchen leaving the other dining area for more formal dining if required.



The double turn staircase has a lovely stained glass window to the rear and from the landing area there is access to the brand new family bathroom. From the main landing there is access to the four double bedrooms, dressing room and then a fixed staircase leads to the large attic area where there are two further large double bedrooms

## Vendor Comments



**TOTAL: 4020 sq. ft, 373 m2**

FLOOR 1: 2126 sq. ft, 197 m2, FLOOR 2: 1411 sq. ft, 131 m2, FLOOR 3: 483 sq. ft, 45 m2  
 EXCLUDED AREAS: " ": 33 sq. ft, 3 m2, FIREPLACE: 12 sq. ft, 1 m2, LOW CEILING: 123 sq. ft, 11 m2,  
 STORAGE: 21 sq. ft, 2 m2  
 WALLS: 257 sq. ft, 24 m2



All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

## Location

Helensburgh is well placed for commuting to Glasgow with the A814, A82 and M8 allowing a journey time of less than an hour. Glasgow Airport is 22 miles distant and offers a variety of regular domestic and international flights. Helensburgh Central Station is on the main Glasgow Queen Street line, with Helensburgh Upper Station on the West Highland line. There is a selection of primary schools in the town, with the reputable Hermitage Academy being the local secondary school. Private schooling is catered for by Lomond School which provides facilities for day pupils and boarders alike.







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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.

