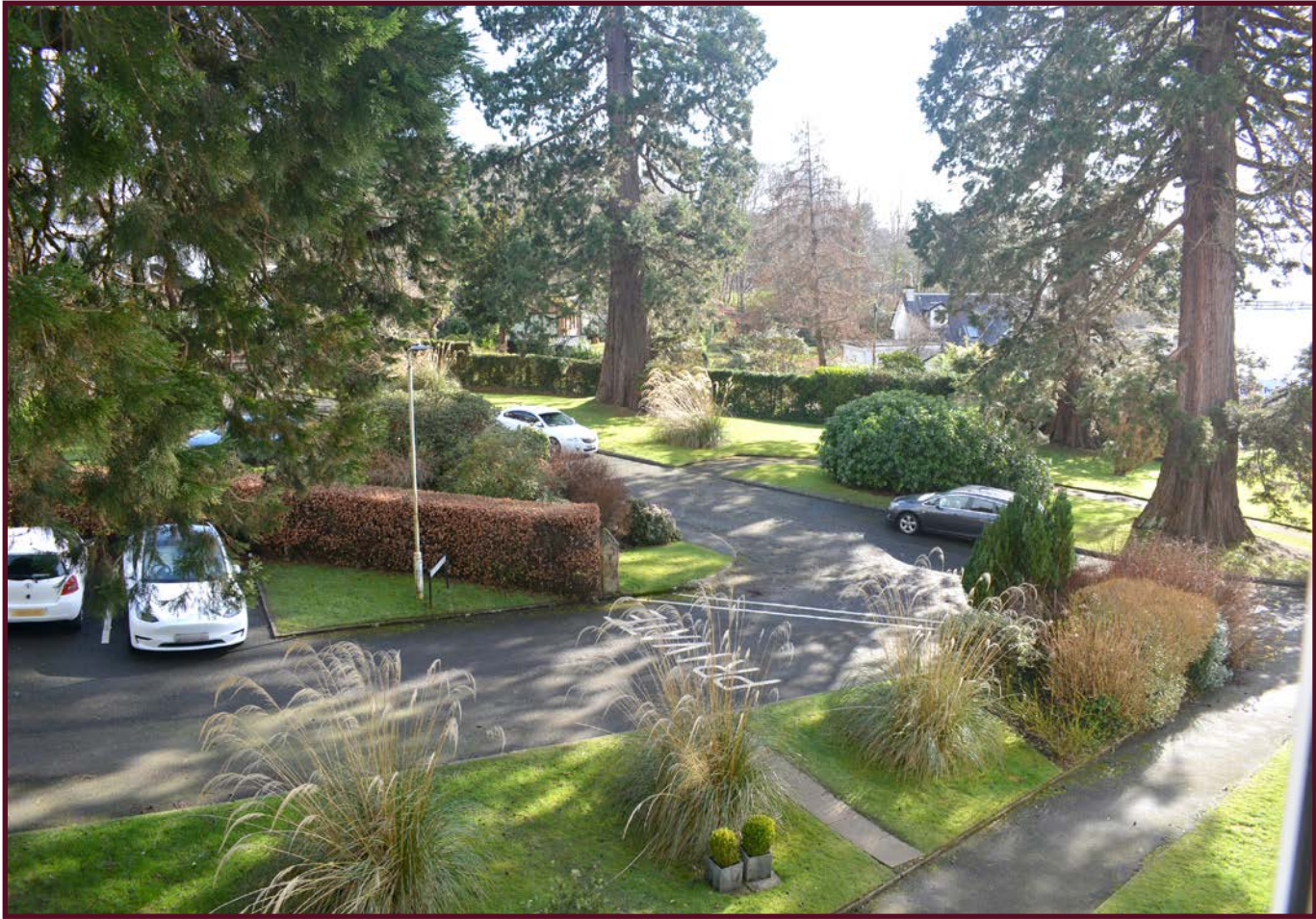




TOP FLOOR APARTMENT

**9 RHU ELLEN COURT
RHU, HELENSBURGH
G84 8SD**



9 RHU ELLEN COURT, RHU, HELENSBURGH G84 8SD

Immaculately presented and improved TOP FLOOR APARTMENT within much admired and exclusive landscaped develop- ment within the popular conservation village of Rhu, situated on Shore Road and enjoying aspects over Rhu Bay.

This immediately impressive home offers excellent accommodation and viewing will not disappoint.

Security controlled access onto attractive entrance with stairs to upper levels, 19’ reception hall with deep walk-in storage cup- board, fabulous 21’ lounge enjoying tree lined aspects over the professionally maintained gardens and Rhu Bay beyond, fully fitted dining kitchen with dual aspects over residents gardens and comprising extensive floor and wall mounted units with com- plimentary work tops and slate mosaic tiled splash back, stainless steel socket covers and integrated double oven, hob and hood (existing washing machine and dishwasher included in sale), two double bedrooms, each with fitted mirror wardrobes (additional wardrobe in bedroom 1 included), beautiful main bathroom comprising three piece suite to include a large jacuzzi bath, oval wash hand basin and WC built into vanity unit, there is in addition a further partially tiled bathroom again comprising three piece suite to include a spa bath with electric shower above.

The specification includes electric heating and PVC double glazing. There is access to attic storage. Single car lock-up garage adjacent. Visitor and residents parking.

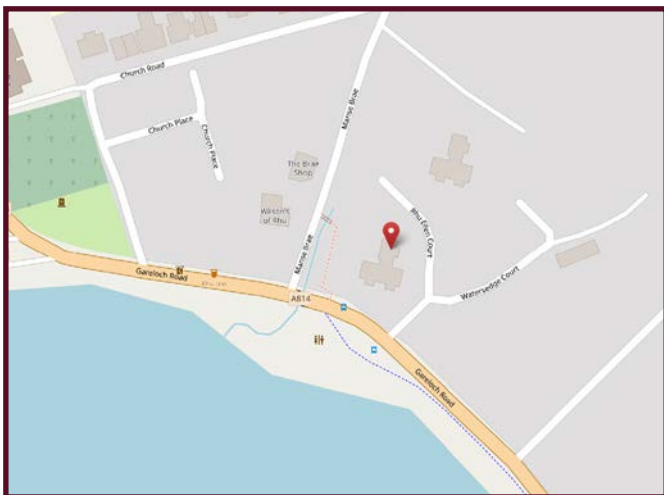
Amenities nearby include Rhu Marina, Rhu and Shandon Community Centre, Rhu Primary school, local store and the Rhu Inn. The property is approximately 2 miles from Helensburgh offering a wide and varied range of shopping, cafes and restaurants in addition to Helensburgh Station. A regular bus service on the A814.

Measurements

RECEPTION HALL	19’1 (5.83m) x 5’11 (1.80m)	BEDROOM TWO	13’4 (4.09m) x 8’8 (2.66m)
LOUNGE	21’0 (6.44m) x 13’7 (4.15m)	BATHROOM ONE	9’3 (2.82m) x 6’0 (1.85m)
KITCHEN	15’7 (4.76m) x 8’10 (2.71m)	BATHROOM TWO	6’0 (1.85m) x 4’8 (1.41m)
BEDROOM ONE	13’6 (4.12m) x 10’0 (3.06m)		



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Traveling west along Rhu Road Lower from the junction with Sinclair Street (Helensburgh leisure centre is on the left), continuing for approximately 2 miles onto Gareloch Road, past Rhu Marina on left turning right onto Watersedge Court and Rhu Ellen Court is immediately on left and before the junction with Manse Brae.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

C

Council Tax

Band E.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



FREE VALUATIONS
CONVEYANCING QUOTES

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE