



Courthill
Rosneath
G84 0RN

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Offers Over £125,000

Spacious 3 bedroom Semi Detached Villa situated in a quiet cul-de-sac and benefiting from nice open outlooks to the front.

The property has a render exterior beneath a hipped, tiled roof and is situated amidst large level gardens on three sides. The property is of Whitson Fairhurst construction and therefore there will be limited if any lending for this type of property and therefore this will generally be a cash purchase only.

The front garden is level and has two good sized lawned areas with a central pathway and ranch style border fencing. At the side is a slabbed off road parking area which leads to the large single garage. The garage itself has a sloping roof and is made from concrete sections.

Large rear garden which is enclosed by fence and consists of a concrete area, good size lawn and at the far end a wooden summer house.

Internally the house has really good sized apartments over two levels and at c. 950 sq ft this means it provides great sized accommodation. The property is in good decorative order and also benefits from a modern kitchen and bathroom.



Home Report Valuation
£125,000



The full accommodation comprises large hallway with wood effect flooring, new front door, two windows and a large staircase to the upper floor.

The main lounge has a picture window to the front offering nice outlook, there is a feature wall with period style fireplace and the room is in good decorative order and has quality wood effect flooring.

The breakfasting sized kitchen has a range of floor standing base units incorporating stainless steel sink and drainer. There is space for free standing cooker, plumbing for washing machine and ample worktop surface area including a clever breakfast bar space with room for stools. Window to the rear and door opening to rear garden.

The bathroom is situated on the ground floor and has a three piece suite comprising panelled bath, wall mounted shower and screen, wash hand basin and w.c. Window to the rear.

Upstairs there is a large landing area which provides access to the three bedrooms.



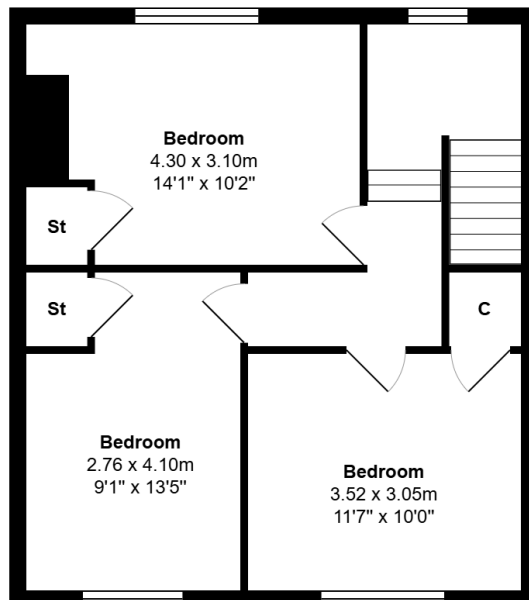
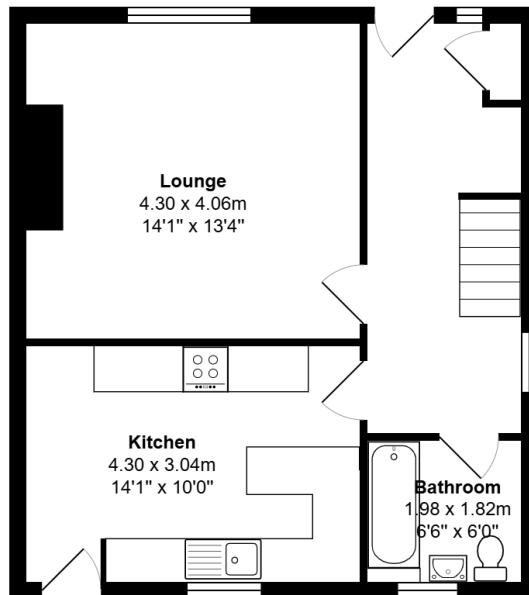
All bedrooms are a great size with one facing front and with open views and the other two with windows to the rear and partial loch views.

The property further benefits from electric wet central heating, has partial double glazing and also a large loft storage area.



Vendor Comments

This has been a great place to stay as is close to the Primary school and within walking distance of the local shops.



Total Area: 92.5 m² ... 996 ft²

All measurements are approximate and for display purposes only

Location

Rosneath is situated within a 20 minute drive of Helensburgh around the peninsula where a wide array of shops and amenities are readily available - there is a small selection of essential shops located within the centre of Rosneath. The nearby caravan site offers paddle boarding and sailing lessons, with both Cove and Rhu Sailing clubs- only a 20min drive from the property. Kilcreggan is close at hand and offers great ferry links to Glasgow and Dunoon, only a 10 min drive and 15 min crossing from Kilcreggan to Gourock. The local, hourly bus runs just 15 mins from the property.





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