



**McArthur
Stanton**
Letting & Estate Agents

Holly Cottage

Rosneath, Helensburgh, Argyll And Bute G84 0PU

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Located within the picturesque Village of Rosneath, Holly Cottage is a beautiful modern detached villa that was constructed in 2012 and is quietly tucked away, offering a wonderful secluded tranquil setting.

Upgraded and freshly decorated by the current Vendors, Holly Cottage offers immaculate accommodation of around 1,250 square feet. The location of the property is ideal being central within the village yet extremely peaceful and quiet.

EPC Band D

Council Tax Band E



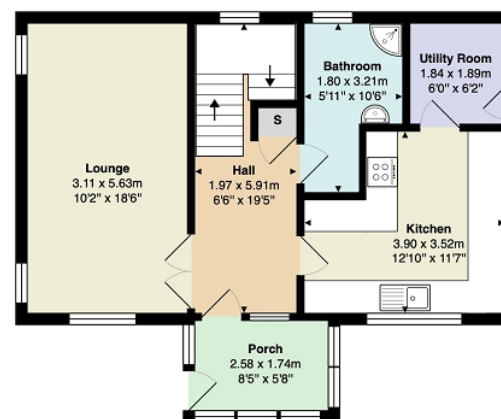
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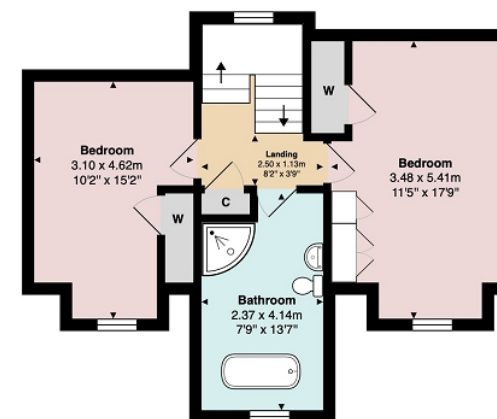


Measurements

Porch	8' 05" x 5' 08" or 2.57m x 1.73m
Hallway	19' 05" Max x 6' 06" Max or 5.92m Max x 1.98m Max
Lounge	18' 06" x 10' 02" or 5.64m x 3.10m
Kitchen	12' 10" Max x 11' 07" Max or 3.91m Max x 3.53m Max
Utility Room	6' 02" x 6' 0" or 1.88m x 1.83m
Shower Room	10' 06" Max x 5' 11" Max or 3.20m Max x 1.80m Max
Landing	8' 02" Max x 3' 09" Max or 2.49m Max x 1.14m Max
Bedroom 1	17' 09" Max x 11' 05" Max or 5.41m Max x 3.48m Max
Bedroom 2	15' 02" Max x 10' 02" Max or 4.62m Max x 3.10m Max
Bathroom	13' 07" Max x 7' 09" Max or 4.14m Max x 2.36m Max



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by April 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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