



OFFERS OVER

£290,000

Bain Crescent

Helensburgh, G84 9DF

PROPERTY SUMMARY

Magnificent Three Bedroom Chalet Style Semi Detached Villa with Generous Private Gardens, Detached Garage & Driveway

Located within the highly sought after Glade Estate, 41 Bain Crescent is an exceptional three bedroom semi detached villa, meticulously maintained and thoughtfully enhanced by the current owner. This impressive family home offers versatile accommodation, complemented by beautifully landscaped gardens that provide outstanding privacy and space.

The exterior immediately impresses with its immaculate presentation. A broad monoblock driveway leads to a detached garage, offering ample off street parking, while the front garden is neatly laid to lawn and framed by mature planting. To the rear, the generous garden grounds are a standout feature, beautifully kept, wonderfully private and ideal for family life. Expansive lawn, a paved patio and defined seating areas create excellent space for relaxation and entertaining, all enclosed by mature hedging and fencing.

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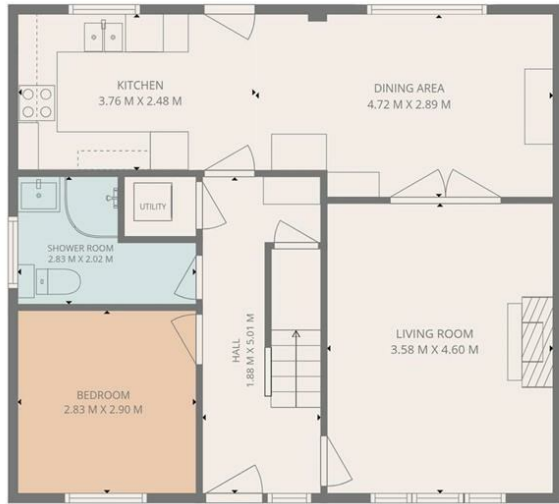
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1ST FLOOR



2ND FLOOR

TOTAL: 104 m2

1st floor: 64 m2, 2nd floor: 40 m2

EXCLUDED AREAS: UTILITY: 1 m2, LOW CEILING: 2 m2, EAVES: 10 m2,
WALLS: 11 m2

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT

LOCAL AUTHORITY

Argyll & Bute

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



HAXTON
PROPERTY

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