



3

Guy Mannering Road, Helensburgh, Argyll And Bute. G84 7TH





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Located within the sought-after pocket of North Colgrain, 3 Guy Mannering Road is a beautifully presented, extended three-bedroom semi-detached villa that has fabulous mature gardens, private driveway and detached garage.

Internally the property is bright and airy and offers spacious accommodation all of which is neutrally decorated throughout. On entering there is a welcoming hallway which has access to a handy WC. The lounge is a superb space at over twenty-feet in length and has dual aspects over private gardens and a door leading to the gorgeous kitchen/dining room. The kitchen has recently undergone a full refurbishment and is fitted with stunning gloss J pull units and beautiful worktops. The kitchen has a full range of integral appliances including a dishwasher and a courtesy door accessing the rear garden.

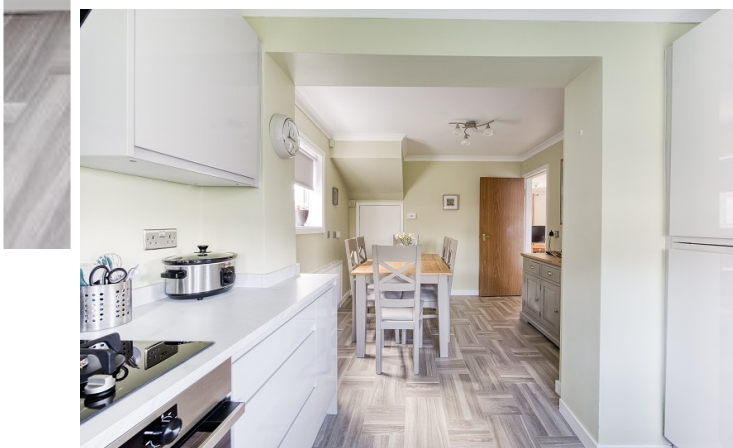
Upstairs the property has three well-proportioned bedrooms all of which have built-in storage. The main and second bedrooms are good-sized doubles with the third being a large single, ideal for using as a home office if required. The family bathroom is modern in design with a neutral suite and tiling. The property is double glazed throughout and has gas central heating.

Externally the property sits within glorious level mature gardens with the rear garden mainly being laid to lawn with various areas to sit and relax in the summer months. To the side of the property is a private driveway with parking for two vehicles and a detached single garage.

EPC Band D
Council Tax Band E



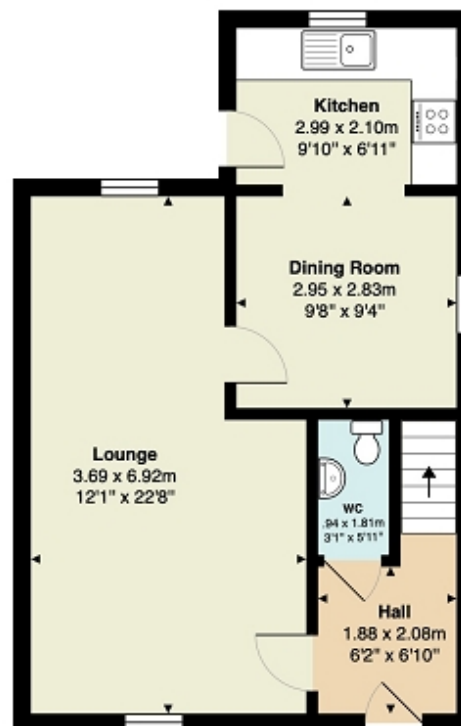
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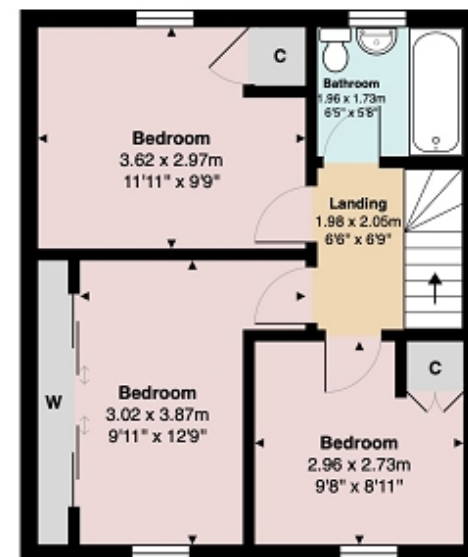


Measurements

Hallway	6' 10" Max x 6' 02" Max or 2.08m Max x 1.88m Max
WC	5' 11" x 3' 01" or 1.80m x 0.94m
Lounge	22' 08" Max x 12' 01" Max or 6.91m Max x 3.68m Max
Dining Room	9' 08" x 9' 04" or 2.95m x 2.84m
Kitchen	9' 10" x 6' 11" or 3.00m x 2.11m
Landing	6' 09" x 6' 06" or 2.06m x 1.98m
Bedroom 1	11' 11" Max x 9' 09" Max or 3.63m Max x 2.97m Max
Bedroom 2	12' 09" Max x 9' 11" Max or 3.89m Max x 3.02m Max
Bedroom 3	9' 08" Max x 8' 11" Max or 2.95m Max x 2.72m Max
Bathroom	6' 05" x 5' 08" or 1.96m x 1.73m



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



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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 September 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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