



3

Courtrai Avenue, Helensburgh, Argyll And Bute. G84 8EP





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Tucked away off Sutherland Street, 3 Courtrai Avenue is a deceptively spacious four-bedroom detached villa offering around 1,600 square feet of living space in one of Helensburgh's premium addresses.

Located a short distance from Helensburgh's promenade the property enjoys a secluded mature south facing rear garden and private driveway to the front of the property.

On entering there is a welcoming entrance hallway which has access to a useful WC and a separate shower room. A door from the hallway leads to a fantastic size kitchen/diner that is fitted with traditional style units. There is a range of integral appliances, space for freestanding white goods and a large dining area. The lounge is bright and airy and is on the south elevation of the property. Double doors from the lounge access a conservatory which leads to the garden. The ground floor has two large double bedrooms and the family bathroom.

Upstairs the property has two further bedrooms. The main bedroom is vast in size and has a gorgeous outlook over the garden. Both bedrooms on the upper level share a small WC. The property also has a superb utility area which is accessed via two external doors.

Externally the property sits within a beautiful plot and as mentioned the rear garden is south facing. The location of Courtrai Avenue is fabulous being a short level walk into Helensburgh town centre.

EPC Band D  
Council Tax Band F



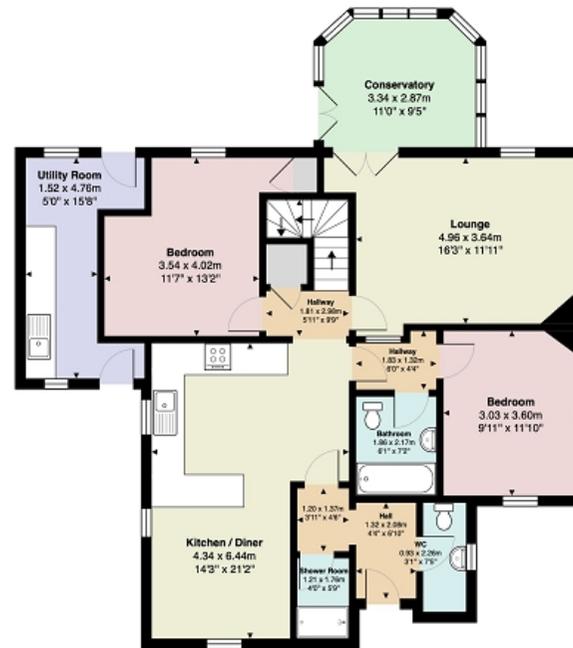
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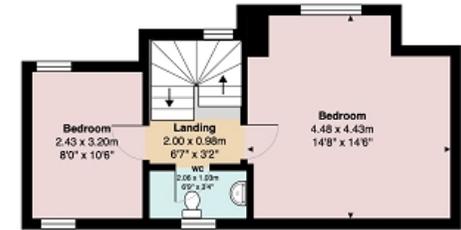


## Measurements

Lounge	16' 03" Max x 11' 11" Max or 4.95m Max x 3.63m Max
Conservatory	11' 0" Max x 9' 05" Max or 3.35m Max x 2.87m Max
Kitchen/Diner	21' 02" Max x 14' 03" Max or 6.45m Max x 4.34m Max
Bedroom 3	13' 02" Max x 11' 07" Max or 4.01m Max x 3.53m Max
Bedroom 4	11' 10" Max x 9' 11" Max or 3.61m Max x 3.02m Max
Shower Room	5' 09" x 4' 0" or 1.75m x 1.22m
WC	7' 05" x 3' 01" or 2.26m x 0.94m
Bathroom	7' 02" x 6' 01" or 2.18m x 1.85m
Bedroom 1	14' 08" Max x 14' 06" Max or 4.47m Max x 4.42m Max
Bedroom 2	10' 06" x 8' 0" or 3.20m x 2.44m
WC	6' 09" x 3' 04" or 2.06m x 1.02m
Utility Room	15' 08" Max x 5' 0" Max or 4.78m Max x 1.52m 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 February 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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