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Dennistoun Crescent, Helensburgh, Argyll And Bute. G84 7JE





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Ideally located a short walk to Hermitage Academy and Craigmadoran train station, 50 Dennistoun Crescent is a well-proportioned two-bedroom mid-terrace villa that has a lovely south facing conservatory and garden to the rear of the property.

South Colgrain has established itself at one of Helensburgh's most popular pockets with its fantastic position adjacent to the local train station, ideal for commuting to Glasgow and beyond.

On entering there is a welcoming entrance hallway. The lounge is a great size with views to the front of the property. A door from the lounge leads to a modern kitchen which is fitted with a full range of integral appliances and has a handy store cupboard. Adjoining the kitchen is a lovely conservatory which makes the perfect dining area with access to a large sun deck and south facing garden.

Upstairs on the first level are two good-sized double bedrooms and a modern shower room which has been fitted with a neutral suite and wet-wall for ease of maintenance. A fixed staircase leads to a large attic room (currently utilised as bedroom accommodation). The property is double glazed throughout and has gas central heating.

Externally the property enjoys a low maintenance private south facing rear garden and decking area. To the front is a monoblock parking area with space for two vehicles.

EPC Band C  
Council Tax Band D



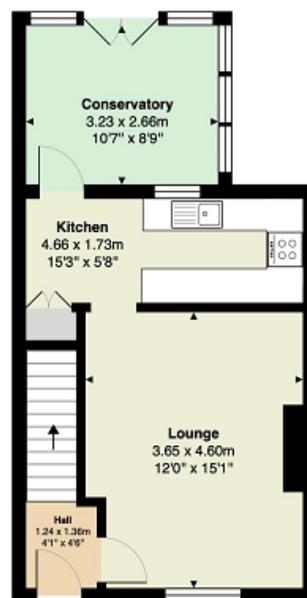
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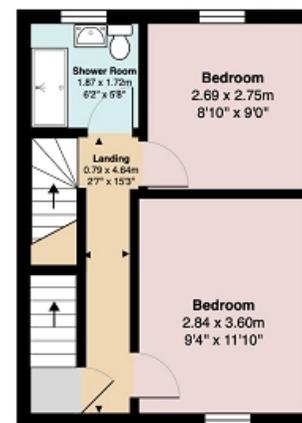


## Measurements

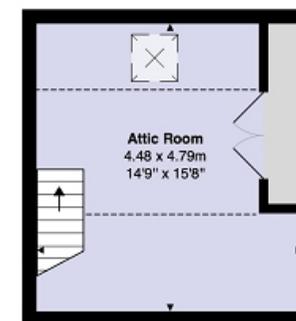
Hallway	4' 06" x 4' 01" or 1.37m x 1.24m
Lounge	15' 01" Max x 12' 0" Max or 4.60m Max x 3.66m Max
Kitchen	15' 03" x 5' 08" or 4.65m x 1.73m
Conservatory	10' 07" x 8' 09" or 3.23m x 2.67m
Landing	15' 03" x 2' 07" Max Max or 4.65m x 0.79m Max
Bedroom 1	11' 10" x 9' 04" or 3.61m x 2.84m
Bedroom 2	9' 0" x 8' 10" or 2.74m x 2.69m
Shower Room	6' 02" x 5' 08" or 1.88m x 1.73m
Attic room	15' 08" Max x 14' 09" Max or 4.78m Max x 4.50m Max



Ground Floor



First Floor



Second 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 February 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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